

LEASE RENEWAL AGREEMENT

1. PARTIES

This Lease Renewal Agreement (this "Agreement") is made on _____ between _____, with a mailing address of _____ ("Landlord"), and _____, with a mailing address of _____ ("Tenant").

2. THE LEASE

Landlord and Tenant are parties to a lease dated _____, together with any amendments (the "Lease"), for the property located at _____ (the "Property"). The current term of the Lease ends on _____. The parties wish to renew the Lease on the terms of this Agreement.

3. RENEWAL TERM

The Lease is renewed for a term of _____ beginning on _____ and ending on _____ (the "Renewal Term").

4. RENT

- ☐ The rent during the Renewal Term remains \$ _____ per _____, due on the _____ day of each _____.
- ☐ Beginning on the first day of the Renewal Term, the rent is \$ _____ per _____, due on the _____ day of each _____. Rent for any period before the Renewal Term is unchanged.

5. SECURITY DEPOSIT

- ☐ Landlord shall continue to hold the security deposit already paid under the Lease, which shall apply to the Renewal Term on the terms of the Lease.
- ☐ Landlord shall continue to hold the security deposit already paid under the Lease, and Tenant shall pay an additional deposit of \$ _____ on signing this Agreement, which shall be held and returned on the same terms.
- ☐ No security deposit is held under the Lease.

6. OTHER CHANGES

- ☐ The Lease is also amended as follows, effective on the first day of the Renewal Term: _____.
- ☐ No other terms of the Lease are changed.

7. END OF THE RENEWAL TERM

- ☐ At the end of the Renewal Term, the provisions of the Lease about expiration, renewal and holding over apply.
- ☐ If neither party gives notice of termination as required by law, the tenancy continues month to month after the Renewal Term on the same terms, until either party ends it by giving the notice required by law.
- ☐ Unless the parties sign a further renewal, Tenant shall vacate the Property at the end of the Renewal Term, subject to any notice or renewal rights the law gives Tenant.

8. LEAD-BASED PAINT

- ☐ The Property was built before 1978. Landlord provided the federal lead-based paint disclosure and pamphlet when the Lease began and confirms that Landlord has no new information about lead-based paint or lead-based paint hazards in the Property.
- ☐ The Property was built before 1978. Landlord has given Tenant, before Tenant signed this Agreement, an updated Lead-Based Paint Disclosure (lease form) containing new information about lead-based paint or lead-based paint hazards, which both parties have signed.
- ☐ The Property was built in 1978 or later.

9. EFFECT ON THE LEASE

Except as changed by this Agreement, all terms of the Lease remain in full force and apply during the Renewal Term. If this Agreement conflicts with the Lease, this Agreement controls. This Agreement does not waive any right or claim either party has under the Lease as of the date it is signed. It is governed by the laws of the State of _____, may be changed only in a writing signed by both parties, and may be signed in counterparts and electronically.

The parties have signed this Agreement on the date first written above.

LANDLORD

Signature: _____ Date: _____

Printed name and title: _____

TENANT(S)

Signature: _____ Date: _____

Signature: _____ Date: _____

Printed name(s): _____

GUARANTOR'S CONSENT (if the Lease has a guarantor)

The undersigned guarantor of the Lease consents to this Agreement and agrees that the guaranty applies to the Lease as renewed and amended by it, including any change in rent.

Signature: _____ Date: _____

Printed name: _____