

LEASE RENEWAL ADDENDUM

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This agreement is entered into on _____ day of _____, 200____
by and between _____ "Landlord"
and _____
_____ "Tenant."

In consideration of their mutual promises Landlord and Tenant agree as follows:

1. Tenant is renting from Landlord the premises located at: _____

Apt. No.: _____, City/State, Zip: _____

2. This agreement is an Addendum and part of the Lease Agreement between Landlord and Tenant.

Select One Method of Lease Renewal

NO RENEWAL; Except as otherwise may be required by law, Tenants agree to restore Landlord to possession of the property, and in the same condition as it was to the Tenants, normal wear and tear excepted. Any personal property remaining on the premises at the conclusion of this lease shall, for all purposes whatsoever, conclusively be deemed the property of Landlord, and Landlord may deal with the same as he, in his sole discretion, shall deem proper. In the event Tenants shall fail to restore Landlord to possession as set forth above, Tenants shall be deemed to be unlawfully withholding possession of the premises and shall be liable to Landlord for damages for such withholding of possession in an amount equal to the agreed rent prorated daily. Lease term ends on: _____

RENEWAL MONTH-TO-MONTH;

(Without Rent Increase) at the conclusion of the term hereof, then, in that event, this lease shall renew on a month-to-month basis. Rent shall be payable in the sum of \$ _____ [insert the amount of the monthly installments], and shall be due and payable, in advance, on the first day of each month. All other terms and conditions of the lease shall remain retained by Landlord as security for the faithful performance of the Tenants' obligations under this agreement until vacation of the premises by the last of the signatories hereto, or their successors, at which point landlord shall deal with the same according to law.

(With Rent Increase and Fixed Amount) In the event Tenants, or any of them, shall remain in possession of the premises at the conclusion of the term hereof, then, in that event, this lease shall renew on a month-to-month basis. Rent shall be payable in the sum of \$ _____ [insert the new rental amount], and shall be due and payable, in advance, on the first day of each month. All other terms and conditions of the lease shall remain in full force and effect except as set forth in this paragraph. The security deposit shall be retained by Landlord as security for the faithful performance of the Tenants' obligations under this agreement until vacation of the premises by the last of the signatories hereto, or their successors, at which point landlord shall deal with the same according to law.

(Contingent Amount, CPI) In the event Tenants, or any of them, shall remain in possession of the premises at the conclusion of the term hereof, then, in that event, this lease shall renew on a month-to-month basis. Rent shall be due and payable, in advance, on the first day of each month. All other terms and conditions of the lease shall remain in full force and effect except as set forth in this paragraph. The security deposit shall be retained by Landlord as security for the faithful performance of the Tenants' obligations under this agreement until vacation of the premises by the last of the signatories hereto, or their successors, at which point landlord shall deal with the same according to law. Rent shall be adjusted by an amount equal to the increase or decrease of the Consumer Price Index for the _____ Metropolitan Statistical Area for the last reporting period for which such index is available at the time of the renewal of this lease, over or below the Index for the last reporting period in which such Index is available at the time of the execution of this lease.

- Rent control** In the event Tenants, or any of them, shall remain in possession of the premises at the conclusion of the term hereof, then, in that event, this lease shall renew on a month-to-month basis. Rent shall be payable in the in the amount specified as the monthly installments for the original term of this lease, plus such amount, if any, permitted by the rent control authority for the jurisdiction in which the premises are located, and shall be due and payable, in advance, on the first day of each month. All other terms and conditions of the the deposit shall be retained by Landlord as security for the faithful performance of the Tenants' obligations under this agreement until vacating of the premises by the last of the signatories hereto, or their successors, at which point Landlord shall deal with the same according to law.

RENEWAL FIXED TERM

- (Without Rent Increase)** Tenants are granted one option to renew this lease for a period of _____ [insert the number of months or years]. Said option may only be exercised by all tenants and may not be exercised if Tenants, or any of them, are in breach of any term hereof. The option must be exercised by giving landlord written notice of its exercise at least _____ days before the expiration of this lease and not more than _____ days before the expiration of this lease. In the event of the exercise of this option, the rent for the renewal term shall be in the amount of _____ payable in equal monthly installments of _____ on the _____ day of each month commencing with the first month of the renewal period. All other terms of this lease shall remain in full force and effect.
- (With rent increase and Fixed Amount)** Tenants are granted one option to renew this lease for a period of _____. Said option may only be exercised by all tenants and may not be exercised if Tenants, or any of them, are in breach of any term hereof. The option must be exercised by giving landlord written notice of its exercise at least _____ days before the expiration of this lease and not more than _____ days before the expiration of this lease. In the event of the exercise of this option, the rent for the renewal term shall be in the amount of _____ payable in equal monthly installments of _____, on the _____ day of each month commencing with the first month of the renewal period. All other terms of this lease shall remain in full force and effect.
- (Contingent Amount, CPI)** Tenants are granted one option to renew this lease for a period of _____. Said option may only be exercised by all tenants and may not be exercised if Tenants, or any of them, are in breach of any term hereof. The option must be exercised by giving landlord written notice of its exercise at least _____ days before the expiration of this lease and not more than _____ days before the expiration of this lease. In the event of the exercise of this option, the rent for the renewal term shall be set by the following method. Rent shall be adjusted by an amount _____ to the increase or decrease of the Consumer Price Index for the _____ Metropolitan Statistical Area for the last reporting period for which such index is available at the time of the renewal of this lease, over or below the Index for the last reporting period for which such Index is available at the time of the execution of this lease. The amount of increase or decrease in the CPI shall be applied to the amount of the monthly rent installment set for the initial term of this lease. Said amount shall then be multiplied by the number of months in the renewal period. The resultant figure shall constitute the rent for the term of renewal. Said amount shall be payable in monthly installments due on the _____ day of each and every month, commencing with the first month, of the renewal period. All other terms of this lease shall remain in full force and effect.
- (Rent control)** Tenants are granted one option to renew this lease for a period of _____. Said option may only be exercised by all tenants and may not be exercised if Tenants, or any of them, are in breach of any term hereof. The option must be exercised by giving landlord written notice of its exercise at least _____ days before the expiration of this lease and not more than _____ days before the expiration of this lease. In the event of the exercise of this option, the rent for the renewal term shall be in the amount of the monthly installments specified for the original term of this lease, multiplied by the number of months in the renewal period, plus such rent increase, if any, permitted by the rent control authority for the jurisdiction in which the premises are located payable in equal monthly installments of _____, on the _____ day of each month commencing with the first month of the renewal period. All other terms of this lease shall remain in full force and effect.
- (Contingent amount TBN)** Tenants are granted one option to renew this lease for a period of _____. Said option may only be exercised by all tenants and may not be exercised if Tenants, or any of them, are in breach of any term hereof. The option must be exercised by giving landlord written notice of its exercise at least _____ days before the expiration of this lease and not more than _____ days before the expiration of this lease. In the event of the exercise of this option, the rent for the renewal term shall be in an amount and payable as will be negotiated by the parties upon exercise of the option. All other terms of this lease shall remain in full force and effect.

(Contingent amount FMV) Tenants are granted one option to renew this lease for a period of _____
Said option may only be exercised by all tenants and may not be exercised if Tenants, or any of them, are in
breach of any term hereof. The option must be exercised by giving landlord written notice of its exercise at
least _____ days before the expiration of this lease and not more than _____ days before the expiration
of this lease. In the event of the exercise of this option, the rent for the renewal term shall be in the amount
of the annual fair market rental value of the premises at the time of the renewal, payable in equal monthly
installments of _____ on the _____ day of each month commencing with the first month of the
renewal period. All other terms of this lease shall remain in full force and effect.

(Other (describe));

Date: _____ Tenant's Signature _____ Date: _____ Tenant's Signature _____

Date: _____ Tenant's Signature _____ Date: _____ Tenant's Signature _____

Date: _____ Tenant's Signature _____ Date: _____ Tenant's Signature _____

Date: _____ Tenant's Signature _____ Date: _____ LANDLORD/AGENT SIGNATURE _____