

COMMERCIAL LEASE AGREEMENT ADDENDUM

Maintenance Modification

NOTE: This form is used by a leasing agent or landlord as an addendum when negotiating a commercial lease agreement on terms for maintenance differing from the Gross or Net terms provided by the form agreement, to modify the terms of the lease agreement regarding the allocation of responsibilities for maintenance and other property expenses between the landlord and tenant.

DATE: _____, 20_____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

1. This is an addendum to a commercial lease agreement

- 1.1 dated _____, 20_____, at _____, California,
 - 1.2 entered into by _____, as the Landlord,
 - 1.3 and _____, as the Tenant,
- regarding real estate referred to as _____.

REPAIR AND MAINTENANCE:

2. Tenant will maintain the following components and equipment:

- HVAC
- plumbing and sewers
- electrical systems
- structural foundations
- exterior walls
- store front
- plate glass in exterior walls
- roof
- governmental mandated retrofitting

I agree to the terms stated above.

See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20_____

Landlord: _____

Signature: _____

I agree to the terms stated above.

See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20_____

Tenant: _____

Signature: _____

Tenant: _____

Signature: _____