

**MODIFICATION OF LEASE AGREEMENT
GRANTING RENT ABATEMENT / RENT CREDIT
BASED ON REPAIRS TO THE LEASED PREMISES**

This Agreement is hereby made and entered into on _____, 20____, by and between _____, (“Landlord”) and _____ (“Tenant”).

WITNESSETH: For and in consideration of the value of services rendered regarding repairs to the Landlord’s premises, undertakings and mutual covenants hereinafter set forth, Landlord hereby agrees to abate rent and/or provide credit as stated below, and Tenant hereby agrees to perform repairs with best efforts while substantially complying with the requests of Landlord regarding said repairs. All repairs shall be made to the following premises: _____ . The covenants and conditions of this Lease are as follows:

Repairs to be made (include deadlines)	Rent Credit
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

1. **Enforcement.** This Agreement modifies any preexisting terms regarding alterations and improvements because it is a writing contemplated by both parties and signed by both parties. To the extent that another document states that no modifications can be made, this agreement shall take precedence, and/or be considered a new and separate agreement specific to alterations. Further, relief may be granted based upon *quantum meruit*, or the value of services provided.

2. **Assignment and Subletting.** Without the prior written consent of the Landlord, Tenant shall not assign or delegate the repairs to a third party.

IN WITNESS WHEREOF, the parties have executed this instrument on _____, 20____.

LANDLORD SIGNATURE:

TENANT SIGNATURE:
