

Agreement to Amend Residential Rental Contract or Commercial Lease Agreement
("COVID-19 Amendment")

In light of the COVID-19 outbreak, the community is working together to keep people in their homes and to keep businesses afloat. Landlords and tenants are adjusting rental contracts and this form is intended to help with those adjustments. It is to be used for temporary modifications to a residential rental contract or commercial lease agreement. This form is being provided free of charge and is not considered legal advice. Please consult your legal counsel before signing if you have any questions.

This COVID-19 Amendment is an Agreement to Amend the Residential Rental Contract or the Commercial Lease Agreement (the "Original Lease") dated _____ [Insert Date of original lease agreement] by and between
Landlord/Owner/Lessor _____ and
Tenant/Renter/Lessee _____ for the
Property located at _____.

Landlord/Owner/Lessor and Tenant/Renter/Lessee hereby agree that the terms of the Original Lease are hereby modified as follows:

- 1) **Rent Reduction:** Landlord/Owner/Lessor hereby grants the Tenant/Renter/Lessee a temporary Rent Reduction ("Rent Reduction") in the amount of \$_____ per month, for a period of _____ months, after which time the Rent will return to its otherwise unamended amount. NOTE: The Rent Reduction IS NOT the new Rent amount. ☐ If this box is checked, the Tenant/Renter/Lessee will pay to the Landlord/Owner/Lessor the sum of the Rent Reduction for all months that this Amendment is in effect no later than the end of the Term of the Original Lease.
- 2) **Extensions:** This Agreement to Amend may be extended for _____ times with written agreement between Landlord/Owner/Lessor and Tenant/Renter/Lessee.
- 3) **TIME IS OF THE ESSENCE FOR ALL DATES IN THIS COVID-19 AMENDMENT.**

All terms and conditions of the Original Lease not specifically modified herein shall remain in full force and effect.

Landlord/Owner/Lessor: _____ Date: _____

Landlord/Owner/Lessor: _____ Date: _____

Tenant/Renter/Lessee: _____ Date: _____

Tenant/Renter/Lessee: _____ Date: _____

This form is provided for free as a collaboration between Marshall, Roth and Gregory, P.C. and Mosaic Community Lifestyle Realty.

