

# IMPROVEMENTS AND MODIFICATIONS LEASE ADDENDUM

1. **THE PARTIES.** This Lease Addendum ("Addendum"), made effective as of \_\_\_\_\_, is by and between:
  - a. Landlord: \_\_\_\_\_ ("Landlord") and
  - b. Tenant: \_\_\_\_\_ ("Tenant").
2. The Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."
3. **ORIGINAL LEASE.** This Addendum is being added to the lease agreement between the Parties, dated \_\_\_\_\_, for the property located at \_\_\_\_\_  
("Original Lease").
4. **PERMITTED IMPROVEMENTS & MODIFICATIONS.** Tenant shall be allowed to improve or alter the Leased Property in accordance with Landlord's approval. Tenant is permitted to modify the following:
5. Except as specifically mentioned in this Addendum, all other terms and conditions of the Original Lease shall remain in full force and effect.
6. **TENANT RESPONSIBILITIES.** Tenant will be responsible in acquiring any license or permit necessary or required by local or federal authority. Tenant is liable for any failure regarding obtaining the required licenses or permits or failure to comply with federal, state, or local laws.
7. **LIABILITIES.** Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence.
8. **EXECUTION.** This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**Landlord Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_