

Warehouse Properties
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®
MODIFICATION OF COMMERCIAL LEASE AGREEMENT

This Modification of Commercial Lease Agreement (the "Modification") is entered into by and between the undersigned Landlord and Tenant, to modify the Commercial Lease Agreement (the "Lease") having an Effective Date of 10/1/2012, covering the Demised Premises described as Approx. 18,900 sf masonry building situated on approx. 41,208 sf of land in Blk C, Lot 4A, ACS 0.946 of the Beltwood Business Park, 1st Installement with an address of 4350 Beltwood Pkwy. N., Farmers Branch, TX 75244 in Dallas County, Texas. In consideration of the provisions contained herein, Landlord and Tenant agree as follows:

☒ A. The Base Rent ^{remains} ~~is changed to~~ \$ 6,850.00 per month beginning 10/1/2019.

☐ B. The Commencement Date of the Lease is changed to or confirmed as _____.

☒ C. The Expiration Date of the Lease Term is changed to or confirmed as September 30, 2024.

☒ D. ~~Paragraph xxxxxxxx is changed to read as follows:~~ RENEWAL OPTION

Tenant shall have one (1) option to renew lease for two (2) additional years at Market Rate.

EXCEPT AS expressly changed by this Modification, all of the provisions set forth in the Lease (as may have been previously modified) are confirmed and ratified and shall remain in full force and effect. All capitalized terms used in this Modification, which are not defined in this Modification, have the meanings given to them in the Lease. This Modification is effective as of the last date beneath the signatures of Landlord and Tenant below.

LANDLORD

ECE VENTURES, LLC

By [Signature]: _____

By [Signature]: _____

By [Signature]: _____

Date of Execution: _____

ALL GUARANTEES of the Lease shall remain in full force and effect. This Modification is agreed to and accepted by Guarantor for the purpose of confirming and ratifying the continuing validity of the Guarantor's guaranty of the Lease, as amended herein.

THE BROKERS agree to and accept this Modification.

PRINCIPAL BROKER

TOM BUCK of WAREHOUSE PROPERTIES

By [Signature]: _____

Name: Tom Buck

TENANT

CITY OF FARMERS BRANCH

By [Signature]: _____

By [Signature]: _____

By [Signature]: _____

Date of Execution: _____

GUARANTOR

By [Signature]: _____

Name: _____

COOPERATING BROKER

n/a

By [Signature]: _____

Name: _____

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