



# TEXAS ASSOCIATION OF REALTORS® COMMERCIAL LEASE AMENDMENT

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AMENDMENT TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING  
THE LEASED PREMISES AT 1212 & 1214 S. Main Street

Effective on September 1, 2022, Landlord and Tenant amend the above-referenced lease as follows:

☐ A. Leased Premises: The suite or unit number identified in Paragraph 2A(1) is:

☐ (1) changed to \_\_\_\_\_.

☐ (2) contains approximately 2700 square feet.

☐ B. Term:

☒ (1) The length of the term stated in Paragraph 3A is changed to 36 months and -0- days.

☐ (2) The Commencement Date stated in Paragraph 3A is changed to \_\_\_\_\_.

☒ (3) The Expiration Date stated in Paragraph 3A is changed to August 31, 2025.

☐ C. Rent: The amount of the base monthly rent specified in Paragraph 4A is changed to:

\$ 5600.00 from September 1, 2022 to August 31, 2023 ;  
\$ 5900.00 from September 1, 2023 to August 31, 2024 ;  
\$ 6300.00 from September 1, 2024 to August 31, 2025 ;  
\$ \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_ ;  
\$ \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_ .

☐ D. Security Deposit: The amount of the security deposit in Paragraph 5 is changed to  
\$ \_\_\_\_\_.

☐ E. Maintenance and Repairs: The following item(s) specified in the identified subparagraph of Paragraph 15C will be maintained by the party designated below:

Para. No.	Description	Responsible Party		
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant
_____	_____	<input type="checkbox"/> N/A	<input type="checkbox"/> Landlord	<input type="checkbox"/> Tenant

☐ F. Parking:

☐ (1) Common Parking: The number of vehicles identified in Paragraph A(1) of the Commercial Lease Parking Addendum is changed to \_\_\_\_\_ vehicles.

☐ (2) Restricted Common Parking for Tenants: The number of vehicles identified in Paragraph A(2) of the Commercial Lease Parking Addendum is changed to \_\_\_\_\_ vehicles.

Amendment to Commercial Lease concerning 1212-1214 S. Main Street

☐ (3) Assigned Parking: Tenant's assigned parking areas identified in Paragraph A(3) of the Commercial Lease Parking Addendum is changed to \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

☐ (4) Parking Rental: The amount of rent identified in Paragraph B of the Commercial Lease Parking Addendum is changed to \$ \_\_\_\_\_.

☐ G. Other: Paragraph(s) \_\_\_\_\_ are changed to read (*cite specific paragraphs and copy the applicable paragraphs verbatim, making any necessary changes*):

1. All terms under this lease will remain as in the original lease dated September 1, 2013.

2.

Landlord: Marina Development, L.P.

By: \_\_\_\_\_

By (signature): Thomas B. Reynolds

Printed Name: Thomas B. Reynolds

Title: Owner Date: 7/13/2022

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_