

MORRISTOWN PARTNERSHIP COMMERCIAL RENT RELIEF GRANT PROGRAM
 DEVELOPED TO SUSTAIN SMALL BUSINESSES
 ADMINISTERED BY THE MORRISTOWN PARTNERSHIP

AMENDMENT TO LEASE/RENT REDUCTION AGREEMENT

THIS AMENDMENT TO THE LEASE AGREEMENT/RENT REDUCTION AGREEMENT (the “**Amendment**”) made effective as of the _____ day of _____, 20____ by and between (“**Landlord**”), _____ whose business address is _____ and (“**Tenant**”), _____ whose business address is _____.

Landlord and Tenant are sometimes referred to individually in this Amendment as a “**Party**” and collectively as the “**Parties.**”

WITNESSETH:

WHEREAS, the Tenant is the master tenant under a lease agreement dated _____ (the “**Current Lease**”) pursuant to the terms of which Tenant has leased _____ (address). Attached to this Amendment is a complete and correct copy of the Current Lease including all amendments.

WHEREAS, the Landlord and Tenant have agreed to make certain modifications to the Current Lease, which shall become effective upon Landlord’s receipt of payment in good funds from Morristown Partners, Inc. (the “**Grantor**”) of a lump sum of the Amended Monthly Rent for three (3) consecutive months, which amount is set forth below (the “**Grant Award**”).

WHEREAS, the Amended Monthly Rent set forth below is a result of a 20 percent decrease of the Tenant’s current Monthly Base Rent, which reduction is a condition to Tenant’s eligibility to apply for the Morristown Partnership Commercial Rent Relief Grant Program (“**Grant Program**”).

NOW, THEREFORE, in consideration of the foregoing, the covenants and agreements contained in this Amendment and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. This Amendment is conditioned upon the final approval of the Grant Program administered by the Grantor, which means that in the event the Tenant is not approved OR the Grant Award is not delivered to the Landlord, this Amendment shall be void and of no effect.
2. Landlord and Tenant agree and acknowledge that effective upon Landlord’s receipt of the Grant Award, the Monthly Base Rent under the Current Lease, as set forth in the table below is and shall be amended to be the Amended Monthly Rent, as set forth in the table below, for the three (3) calendar months following Landlord’s receipt of the Grant Award:

Month / Year	Monthly Base Rent under Current Lease	Amended Monthly Rent
	\$	\$
	\$	\$
	\$	\$

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3. If the term of the Current Lease is month-to-month, or if the Current Lease is expiring prior to the last day of the third month following Landlord's receipt of the Grant Award, then, the term of the Current Lease is hereby amended to extend through the last day of the third month following Landlord's receipt of the Grant Award.
4. Inconsistencies. In the event of any inconsistencies between this Amendment and the Current Lease, the provisions of this Amendment shall prevail. Except as modified by this Amendment, all of the terms and conditions of the Current Lease remain in full force and effect.
5. Continued Validity of Current Lease. Except as amended hereby, the Current Lease shall continue in full force and effect as originally constituted and is ratified and affirmed by the Parties.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their respective duly authorized officers as of the date first above written.

TENANT

By: _____

Business Name of Tenant: _____

Print Name of Signatory: _____

Title: _____

Date: _____

LANDLORD

By: _____

Business Name of Landlord: _____

Print Name of Signatory: _____

Title: _____

Date: _____

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