LEASE RENEWAL AGREEMENT

This Lease Renewal Agreement (this "Agreement") is made on _____ between the landlord and the tenant named below.

Landlord: _____, mailing address for notices _____.

Tenant (everyone who signed the lease): _____.

1. THE LEASE

The landlord and the tenant are parties to a lease of _____ (the "Premises") dated _____, as changed by _____ (the "Lease"). The current term of the Lease ends on _____.

2. RENEWAL TERM

The parties renew the Lease for a new term starting on _____ and ending on _____ (the "Renewal Term").

When the Renewal Term ends (check one): [ ] the tenancy continues month to month until either party gives at least _____ days' written notice; [ ] the Lease ends and the tenant moves out unless the parties sign another renewal; [ ] the Lease renews automatically for a term of the same length unless either party gives written notice of non-renewal at least _____ days before the term ends.

Nothing in this Agreement lets the landlord end the tenancy, or decline to renew it, where state or local law requires a lawful reason, a longer notice or an offer of renewal.

3. RENT

Starting on _____, the rent is $_____ per month (the current rent is $_____ per month). Rent is due on the day, and paid in the way, that the Lease provides.

If the rent goes up, the landlord gave the tenant written notice of the new rent on _____. If state law requires more notice than that, or limits the size of the increase, the new rent takes effect only as that law allows.

4. SECURITY DEPOSIT

The landlord holds a security deposit of $_____. For the Renewal Term the deposit (check one): [ ] stays the same; [ ] increases to $_____, and the tenant pays the difference by the first day of the Renewal Term; [ ] is reduced to $_____, and the landlord returns the difference within 30 days after the Renewal Term starts.

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5. OTHER CHANGES

Starting on the first day of the Renewal Term, the Lease also changes as follows:

_____

6. LEAD-BASED PAINT

For housing built before 1978: [ ] the landlord gave the lead-based paint disclosure and pamphlet when the Lease began and has no new information, so no new disclosure is required (40 C.F.R. § 745.101(d)); [ ] the landlord has new information and gives an updated disclosure with this Agreement.

7. LEASE CONTINUES

Except as this Agreement changes it, every term of the Lease stays in full effect during the Renewal Term. If this Agreement and the Lease conflict, this Agreement controls.

The laws of the State of _____ govern this Agreement. It may be signed in counterparts and electronically. Additional terms: _____

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____

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