**LEASE RENEWAL AGREEMENT**

### BACKGROUND:

This Residential Lease Renewal Agreement (hereinafter referred to as "Renewal Agreement") is made effective on the date set forth at the end of this document, by and between [Insert Name] (hereinafter called the "Landlord") and [Insert Name] (hereinafter called the "Tenant"), tenant of the premises named below ("Premises").

**I. PREMISES.**

1. Tenant, in consideration of lease payments to the Landlord, rents a property at the following address:

[Insert Address]

**II. ORIGINAL LEASE.**

2. Landlord and Tenant had entered into a lease agreement described above on [Insert Date] (the "Original Lease"). The Original Lease expires on [Insert Date]. All terms, conditions, and provisions of the said Original Lease are hereby incorporated by attachment (as Exhibit A).

3. Landlord and Tenant desire at this time to further extend and amend said Original Lease as hereinafter set forth.

4. It is therefore mutually agreed that the Original Lease shall be further extended and amended as follows:

**III. RENEWAL TERMS AND CONDITIONS.**

5. Landlord and Tenant hereby agree to extend the Original Lease for the following term: [Insert Time Period]. The renewed lease will begin on [Insert Date] and will end on [Insert Date] (hereinafter referred to as the "Renewal Term").

6. Tenant shall pay to Landlord rent payments of $ [Insert Amount] each month.

7. The rent shall be payable in advance on the [Insert Day of the Month] of each month. No holidays, special events, or weekends shall excuse Tenant's obligation to pay timely Rent.

8. All of the terms and provisions of said Original Lease, except as herein modified, are to remain in full force and effect and are made a part of this Renewal Agreement.

**IV. LEAD-BASED PAINT.**

9. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**V. GENERAL PROVISIONS.**

10. This Renewal Agreement will inure to the benefit of and be binding upon the respective successors, assigns, heirs, executors, and/or administrators of both Parties.

11. If any sub-part of this Agreement is deemed invalid by court order, judgment, or other operation of law, the remaining parts and sub-parts of this Agreement shall remain valid and enforceable to the fullest extent possible.

12. This Renewal Agreement is governed, construed, and interpreted by and through the laws of [Insert State].

**SIGNATURES**

**TENANT:**

Sign: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

**LANDLORD:**

Sign: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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