**LEASE RENEWAL AGREEMENT**

**I. PARTIES**. This Lease Renewal Agreement (“Agreement”) is made May 3, 2020, by and between:

Landlord: ABC Company LLC (“Landlord”) with a mailing address of 123 Main Street, Santa Monica, CA 90405.

AND

Tenant: John Mitchell (“Tenant”).

The Landlord and Tenant shall be referred to as the “Parties” and agree to the following:

**II. PREMISES**. This Agreement refers to the property located at: 500 Broadway, Santa Monica, CA 90401 (“Premises”).

**III. LEASE**. This Agreement refers to the lease agreement dated May 1, 2019 (“Lease”).

**IV. EXTENSION PERIOD**. For good consideration, the Parties agree to extend the term of the Lease by: (check one)

[ ]  - Extending 12 [ ]  Days [x]  Months [ ]  Years with no right of renewal or extension beyond that date unless a new agreement or extension is authorized by the Parties (“Extension”).

[ ]  - Converting the Lease to a Month-to-Month Rental Agreement. Whereas, either Landlord or Tenant may terminate this Agreement, at any time, by providing \_\_\_\_ days’ notice or by the minimum time provided in the State, whichever is greater (“Extension”).

[ ]  - Other. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Extension”).

**V. START DATE**. This Agreement shall be in effect on: (check one)

[ ]  - When the Lease ends.

[ ]  - The Date of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

**VI. OTHER TERMS**. In addition to the Extension, the Parties agree: (check one)

[ ]  - To further amend the Lease as follows: The Tenant shall be allowed to have a pet on the property.

[ ]  - To not further amend the Lease.

IN WITNESS WHEREOF, the parties have indicated their acceptance of the terms of this Agreement by their signatures below on the dates indicated.

**Landlord’s Signature** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: May 3, 2020

**Tenant’s Signature** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: May 3, 2020