

# LEASE RENEWAL AGREEMENT

## (South Dakota)

### **Background**

- A. This is an agreement ('The Agreement') to amend the terms of a Lease according to the terms set out below.
- B. The Landlord, the Tenant and the Premises are as set out in Schedule 1 of this Agreement.
- C. Collectively, the Landlord and Tenant will be referred to as 'The Parties'.

**IN CONSIDERATION OF** the Landlord letting and the Tenant renting the Premises, both parties agree to keep, perform and fulfil the following promises, conditions and agreements:

### **Original Lease**

- 1. Landlord and Tenant originally entered into a Lease on the date given in Schedule 1 ('Original Lease'). The Original Lease is attached to this Agreement as Exhibit A.
- 2. Landlord and Tenant desire at this time to further amend said Original Lease as hereinafter set forth.
- 3. It is therefore mutually agreed that the Original Lease shall be amended as set out in this Agreement, its Schedules and Exhibits.

### **Incorporation**

- 4. This Agreement incorporates and is subject to the Original Lease. There shall not be any further amendment of the Lease without the Landlord's advance written consent.

### **No Additional Changes**

- 5. The Amendments described in this Agreement and Schedule 1 shall be the sole and exclusive amendment to the Lease, and except as expressly provided herein, all of the terms of the Lease shall remain the same and in full force and effect.

### **General Provisions**

- 6. This Agreement will inure to the benefit of and be binding upon the respective successors, assigns, heirs, executors, and/or administrators of both Parties.
- 7. 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.
- 8. This Renewal Agreement is governed, construed, and interpreted by and through the laws of South Dakota.

**Schedule 1**

<b>Name of Landlord</b>	
<b>Name of Tenant</b>	
<b>Address of the Premises</b>	
<b>State of Jurisdiction (i.e. the state the Premises is in)</b>	South Dakota
<b>Agreement Date</b>	
<b>Date of Original Lease</b>	
<b>Terms to be amended (if not enough space, attach terms as Exhibit B to this Agreement)</b>	

**IN WITNESS WHEREOF** the Parties have duly affixed their signatures under hand and seal on the Agreement Date as specified in Schedule 1.

\_\_\_\_\_  
**Landlord**

\_\_\_\_\_  
**Tenant**

\_\_\_\_\_  
**Witness**

\_\_\_\_\_  
**Witness**