



COMMERCIAL LEASE RENT FORBEARANCE AGREEMENT

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CONCERNING THE COMMERCIAL LEASE OF THE PROPERTY AT _____

- A. Landlord and Tenant agree to flexibility for paying rent and other sums that come due under the Lease during the following time period (Forbearance Period): _____.
During the Forbearance Period, Tenant will pay at least:
_____ % of the Base Monthly Rent due under Paragraph 4(A) of the Lease; and
_____ % of the Additional Rent due under Paragraph 4(B) of the Lease.
- B. After the Forbearance Period, Tenant agrees to pay all amounts due under Paragraph 4(A) and 4(B) of the Lease that were not paid during the Forbearance Period (the Deferred Rent) in _____ equal monthly installments. Payments under this paragraph shall be paid at the time, place, and manner in accordance with Paragraph 4 of the Lease. Tenant will not be assessed late charges in connection with the Deferred Rent if Tenant strictly complies with payments under this agreement.
- C. In addition to the payments under Paragraph B, Tenant will timely pay all other amounts under the Lease and comply with all other provisions of the Lease.
- D. If Tenant strictly complies with this agreement and the Lease:
 - (1) Tenant may continue to occupy the leased premises; and
 - (2) Landlord will not pursue any remedies for failure to timely pay rent under the Lease.
- E. If Tenant fails to strictly comply with this agreement, Tenant will be in default of this agreement and the Lease and:
 - (1) Landlord will not be required to provide Tenant subsequent notices under Paragraphs 20(B) and 20(C) of the Lease if Landlord has previously provided such notices to Tenant; and
 - (2) Landlord will be entitled to exercise all remedies under the Lease.
- F. Time is of the essence for the payment of the amounts under this agreement; strict compliance with the time by which the amounts are due is required.

Landlord: _____

Tenant: _____

By: _____

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____ Date: _____

Title: _____ Date: _____

By: _____

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____ Date: _____

Title: _____ Date: _____