


Addendum A

This is an addendum, dated September 9th, 2015 to the lease extension signed January 30th, 2015 between Melvin Burnett Baker and Appleglade Limited Partnership.

Upon the sale of Mr. Baker's dental practice, the new owner will automatically go on a month to month lease with Appleglade Limited Partnership for the spaces located at 7403 & 7405 NW 23rd Street in Bethany, Oklahoma. At any time during the first 12 months of the new tenant's occupancy, the new owner has the option to sign a lease extension with Appleglade Limited Partnership for a minimum of 2 years at a negotiated rate.


Appleglade Limited Partnership


Melvin Burnett Baker

LEASE RENEWAL

THIS RENEWAL AGREEMENT dated 1-30-15 is a rider to and forms a part of the original Lease dated January 27, 2007 between Appleglade Limited Partnership, LESSOR, and Melvin Burnitt Baker, Jr. LESSEE, for space located at:

7405 NW 23rd Street
Bethany, OK 73008
Appleglade Shopping Center

The Lease is hereby extended for an additional term of 3 year commencing February 1, 2015 and ending January 30, 2018 and the RENTAL RATE during this period of time shall be \$43,704.00 (payable \$1,214.00 by the 5th of every month).

All other agreements and conditions of the original Lease shall remain in effect, and no agreement or condition of the Lease shall be waived by any action or non-action in the past.

Should M.B. Baker sell his practice and the new owner did not want to take 7405 NW 23rd Street, then Appleglade Limited Partnership will release 7405 from the lease.

Note: The amounts above now include the \$89.00 Utility charge. It also shows an increase in \$50.00 per month.



LESSOR
Merritt Properties, Inc.



LESSEE
Melvin Burnitt Baker, Jr.



merritt properties
6830 NW 23rd Street
Bethany, Oklahoma 73008
p :405.495.6870
f :405.495.6876

LEASE RENEWAL

THIS RENEWAL AGREEMENT dated 1-30-15 is a rider to and forms a part of the original Lease dated January 22, 2001 between Appleglade Limited Partnership, LESSOR, and Melvin Burnitt Baker, Jr., LESSEE, for space located at:

7403 NW 23rd Street
Bethany, OK 73008
Appleglade Shopping Center

The Lease is hereby extended for an additional term of 3 year commencing February 1, 2015 and ending January 31, 2018 and the **RENTAL RATE** during this period of time shall be **\$24,840.00 (payable \$690.00 by the 5th of every month).**


All other agreements and conditions of the original Lease shall remain in effect, and no agreement or condition of the Lease shall be waived by any action or non-action in the past. Except the following exception listed in the comments below.

COMMENTS: Should M. B. Baker sell his practice and the new owner did not want to take the space for the school then Merritt Properties, Inc. will release this space at 7403 NW 23rd Street from the lease.

Note: The amounts above now include the \$40 Utility charge. It also shows an increase in \$50.00 per month.



LESSOR
Merritt Properties, Inc.



LESSEE
Melvin Burnitt Baker, Jr.



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