

**MAINE**

**AMENDMENT TO LEASE PACKAGE**

Control Number: ME-P072-PKG



U.S. Legal Forms™ thanks you for your purchase of an Amendment to Lease Package. This package is a useful and necessary tool for modifying the terms of a lease and minimizing disputes between landlords and their tenants.

### **TABLE OF CONTENTS**

I.	Form List with descriptions
II.	Descriptions of Forms
III.	Legal Document Storage information
IV.	Tips on Completing the Forms
V.	Disclaimer

### **I. FORM LIST**

With this Amendment to Lease Package, you will find the forms that are necessary to modify the terms of a lease. The forms in this package are designed to avoid disagreements over changes to leases and stay in compliance with state law.

Included in your package are the following forms:

1. Amendment of Residential Lease
2. Amended Lease - Amendment for Office Building
3. Modification of a Lease to Extend the Term and Increase the Base Rent
4. Modification of Lease Agreement
5. Lease Modification Adding One or More Entities as Tenant Parties
6. Commercial Lease Modification Agreement

## II. DESCRIPTIONS OF FORMS

Brief descriptions of the forms contained in your U.S. Legal Forms™ Amendment to Lease package are found below.

Amendment of Residential Lease - This Amendment of Residential Lease permits changes to a lease agreement that will be incorporated as part of the overall lease contract. The structure of this form complies with applicable state statutes.

Amended Lease - Amendment for Office Building - This is an amended lease for an office building. Terms for modified rent and repairs to be made are included.

Modification of a Lease to Extend the Term and Increase the Base Rent - This agreement allows the landlord and tenant to agree to a new lease term and make adjustments to the rent payments. Other terms may be added as needed.

Modification of Lease Agreement - This forms allows the landlord and tenant to make any desired changes to the lease agreement. It may be customized to include any terms agreed upon.

Lease Modification Adding One or More Entities as Tenant Parties - This lease clause states that the landlord and the tenant agree that the lease (sublease) is modified, and illustrates the terms and conditions of the modifications of the lease.

Commercial Lease Modification Agreement – This office lease agreement contains detailed terms and conditions for the modification (and extension) of the lease. Terms for the tenant's option to a further lease extension in the future are included.

If you need additional information, please visit [www.uslegalforms.com](http://www.uslegalforms.com) and look up forms by subject matter. You may also wish to visit our legal definitions page at <http://definitions.uslegal.com/>

## III. LEGAL DOCUMENT STORAGE

Once you prepare legal documents and forms in your U.S. Legal Forms™ Amendment to Lease Package, it is highly recommended that you keep forms together. An optional USLegal Life Documents Organizer – small or large size is available for purchase from [www.uslegalforms.com](http://www.uslegalforms.com) to help store your legal documents.

## IV. TIPS ON COMPLETING THE FORMS

The form(s) in this packet may contain “form fields” created using Microsoft Word or Adobe Acrobat (“.pdf” format). “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the Forms toolbar. Look for the button on the Forms toolbar that resembles a shaded letter "a". Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the line will disappear after information is entered. In other cases, it will not. The form was created to function in this manner.

## **V. DISCLAIMER**

These materials were developed by U.S. Legal Forms, Inc. based upon statutes and forms for the subject state. All information and Forms are subject to this Disclaimer:

**All forms in this package are provided without any warranty, express or implied, as to their legal effect and completeness. Please use at your own risk. If you have a serious legal problem, we suggest that you consult an attorney in your state. U.S. Legal Forms, Inc. does not provide legal advice. The products offered by U.S. Legal Forms (USLF) are not a substitute for the advice of an attorney.**

**THESE MATERIALS ARE PROVIDED "AS IS" WITHOUT ANY EXPRESS OR IMPLIED WARRANTY OF ANY KIND INCLUDING WARRANTIES OF MERCHANTABILITY, NONINFRINGEMENT OF INTELLECTUAL PROPERTY, OR FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL U.S. LEGAL FORMS, INC. OR ITS AGENTS OR OFFICERS BE LIABLE FOR ANY DAMAGES WHATSOEVER (INCLUDING WITHOUT LIMITATION DAMAGES FOR LOSS OR PROFITS, BUSINESS INTERRUPTION, LOSS OF INFORMATION) ARISING OUT OF THE USE OF OR INABILITY TO USE THE MATERIALS, EVEN IF U.S. LEGAL FORMS, INC. HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**