BC Commercial Lease Term Extension

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1. Parties and original lease

The Landlord is Example Cedar Properties Ltd, of 100 Example Way, Victoria BC. The Tenant is Example Harbour Office Ltd, of 200 Sample Lane, Victoria BC. They are the same sole parties to the existing written commercial lease dated 2025-01-01 for Unit 2, 100 Example Way, Victoria BC, including its existing written amendments. The current fixed term ends on 2026-12-31. This draft is intended to be signed before that term expires.

2. End date only

Subject to proper execution and any required approvals, the parties agree to replace the current fixed-term end date with 2027-12-31. The extension begins immediately after the current fixed term ends, without a gap. The parties remain responsible for checking the original lease language and whether this proposed extension requires any other documents. This document does not exercise, interpret or waive a renewal option.

3. Existing rent and terms

The existing monthly base rent identified by the parties is CAD 1500.00. This figure records existing rent; it does not create a new rent bargain, override an existing escalation or determine taxes or additional rent. All existing rent provisions and other terms must clearly continue during the extended period. If the original package does not establish those continuing terms, stop and obtain a tailored agreement before signing. No deposit, incentive, use, insurance, repair or payment term is changed here.

4. No transfer release or new guarantee

The same Landlord, Tenant and premises remain. No assignment, sublease, surrender, novation, guarantee, indemnity, release of liability or waiver of a default is supplied. This draft is not for a lease involving an existing guarantor or unresolved third-party rights. It does not acknowledge that either party has performed all earlier obligations or that no debt exists.

5. Authority and approvals

Each signatory must have actual authority to bind the named party. The parties must check the complete lease package, title/financing arrangements and any required approvals before execution. This document neither obtains a missing consent nor establishes priority against a third party. Registration, title and lender requirements require separate advice where relevant.

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6. Limited relationship with original documents

Except for the agreed end-date replacement, the original documents remain unchanged. Any inconsistency extending beyond that single change must be resolved before signing rather than treated as an implied amendment. This proposal does not release or expand a person's obligations by assumption. Keep the signed extension with the complete original lease and amendments. British Columbia law applies subject to mandatory applicable law.

7. Signatures

For the Landlord, proposed authorized signatory: Jordan Example, Director.

Landlord signature: _____ Actual date: _____

For the Tenant, proposed authorized signatory: Taylor Example, Director.

Tenant signature: _____ Actual date: _____

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Completion instructions

The same sole commercial landlord and tenant prospectively extend only the end date of an unexpired written commercial lease for at most two further years, with unchanged existing rent and other terms.

Exclude residential premises, expired/holding-over leases, options/notices, disputed/defaulted leases, guarantees, subleases, lender/third-party approval issues, registration, rent changes, releases, redevelopment and new incentives.

Read the complete original lease and every amendment, option, guarantee and consent. Confirm the rent schedule and other terms continue through the proposed term; obtain advice about renewal language, third-party rights and registration.

Do not treat a generated date or blank signature block as an executed extension, exercise of an option or waiver of existing rights. Both parties retain the signed document with the full lease package.

Read every completed clause and verify actual facts and source scope before signing or publication. No information practice, signature, witness event, consent, service, registration or enforceability is certified by this website.

The buyer can download PDF and editable Word from My Documents. Saved edits do not replace a paid original; create an explicit new version to retain both.

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