



TEXAS ASSOCIATION OF REALTORS[®]
EXTENSION OF RESIDENTIAL LEASE

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NOTICE: Use this form only if date in the bottom, left-hand corner of the lease to be extended is dated before January 1, 2014.

CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT 707 Welch, Houston, TX 77006

_____ **between**
Uzan Investments, LLC **(Landlord) and**
Justin DiLauro and Christina DiLauro **(Tenant)**

A. Amendments to Lease: Effective 11/01/2019, Landlord and Tenant extend and amend the above-referenced lease as follows.

(1) The Expiration Date in Paragraph 3 is changed to: 10/31/2020.

(2) The monthly rent in Paragraph 5A is: ☒ changed to \$ 3,275.00 ☐ remains the same.

(3) The named person and/or contact information in Paragraph 34F: ☒ remains the same ☐ is changed to:

Name: _____ Phone: _____

Address: _____ Email: _____

(4) Paragraph 28A is changed to read as follows.

A. **Special Statutory Rights:** Tenants may have special statutory rights to terminate the lease early in certain situations involving family violence, military deployment or transfer, or certain sex offenses or stalking.

(1) **Military:** If Tenant is or becomes a service member or a dependent of a service member, Tenant may terminate this lease by delivering to Landlord a written notice of termination and a copy of an appropriate government document providing evidence of: (a) entrance into military service; (b) military orders for a permanent change of station (PCS); or (c) military orders to deploy with a military unit for not less than 90 days. Termination is effective on the 30th day after the first date on which the next rental payment is due after the date on which the notice is delivered. Section 92.017, Property Code governs the rights and obligations of the parties under this paragraph.

(2) **Family Violence:** Tenant may terminate this lease if Tenant provides Landlord with a copy of a court order described under 92.016, Property Code protecting Tenant or an occupant from family violence committed by a co-tenant or occupant of the Unit. Section 92.016, Property Code governs the rights and obligations of the parties under this paragraph. If the family violence is committed by someone other than a co-tenant or co-occupant of the Property, Tenant must give written notice of termination 30 days prior to the effective date of the notice.

(3) **SexOffense:** Tenant may have special statutory rights to terminate this lease in certain situations involving certain sexual offenses or stalking, if the Tenant provides Landlord with the documentation required by 92.0161, Property Code. For more information about the types of situations covered by this provision, Tenant is advised to review 92.0161, Property Code.

(5) **Other:** Paragraph(2) _____ of the lease are amended as follows:

B. Obligation to Return this Extension: If Tenant does not sign and return this extension to Landlord on or before April 08, 2024, Landlord notifies Tenant that:

☒ (1) the lease, in accordance with its terms, will renew on a month-to-month basis, and Landlord notifies Tenant that the monthly rent will: ☒ (a) be \$ 3,375.00, effective 11/01/2019.
☐ (b) remain the same.

☐ (2) the lease will terminate on _____ and Tenant must vacate the Property by the date of termination.

Landlord Date
Uzan Investments, LLC 03/29/2024

Tenant Date
Justin DiLauro 03/29/2024

Landlord Date

Tenant Date
Christina DiLauro 03/29/2024

Or signed for Landlord under written property management Agreement or power of attorney:

Tenant Date

By: _____

Tenant Date

Printed Name: _____

Tenant's Phone & E-Mail

Firm Name: manageRENThouses.com

(713) 446-9537 (281) 217-5429
Home Work Mobile

E-Mail: justin.h.dilauro@gmail.com