APPLIED OPTOELECTRONICS, INC.
Form 8-K
October 12, 2018

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D. C. 20549

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FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): October 8, 2018

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Applied Optoelectronics, Inc.

(Exact name of Registrant as specified in its charter)

Delaware	**001-36083**	**76-0533927**
(State of Incorporation)	**(Commission File Number)**	**(I.R.S. Employer Identification No.)**

13139 Jess Pirtle Blvd.

Sugar Land, TX 77478

(address of principal executive offices and zip code)

(281) 295-1800

(Registrant’s telephone number, including area code)

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 1.01 Entry into a Material Definitive Agreement.

On October 8, 2018, Applied Optoelectronics, Inc. (the "Company"), entered into a First Amendment to Lease Agreement (the "Amendment") with GIG VAOI Breckinridge, LLC (the "Lessor") covering the premises located at 3025 Breckinridge Boulevard, Suite 130, Duluth, Georgia 30096 (the "Premise"). The Amendment, effective as of October 8, 2018, amends the original Lease Agreement between the Company and Lessor, dated November 1, 2015.

Pursuant to the Amendment, the Company and Lessor agree to extend the lease term for an additional thirty-six (36) months commencing on December 1, 2018 and expiring on November 30, 2021. The Company agrees to pay a base monthly rent of $2,983.00 to Lessor for the rental period between December 1, 2018 and November 30, 2019; a base monthly rent of $3,072.49 for the rental period between December 1, 2019 and November 30, 2020; and a base monthly rent of $3,164.67 for the rental period between December 1, 2020 and November 30, 2021.

The foregoing description of the Amendment does not purport to be a complete statement of the parties' rights and obligations under the Amendment and is qualified in its entirety by reference to the full text of the Amendment, a copy of which is attached as Exhibit 10.1 to this Current Report on Form 8-K and incorporated by reference herein.

Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant.

The information contained in Item 1.01 of this Current Report on Form 8-K with respect to the Amendment is incorporated by reference herein and made a part hereof.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits

10.1	First Amendment to Lease, dated October 8, 2018, between Applied Optoelectronics, Inc. and GIG VAOI Breckinridge, LLC.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Company has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: October 12, 2018 **APPLIED OPTOELECTRONICS, INC.**

By: /s/ David C. Kuo
Name David C. Kuo,
Title: General Counsel and Secretary