Commercial Lease Agreement

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement is entered into on \_\_\_\_\_\_\_\_\_\_\_\_\_ between:

LANDLORD/LESSOR:

Company Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Person: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT/LESSEE:

Business Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Person: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PROPERTY DETAILS:

Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Suite/Unit Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Square Footage: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Permitted Use: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

LEASE TERMS:

Monthly Base Rent: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Additional Rent/CAM: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Security Deposit: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lease Term: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Commencement Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Expiration Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

COMMERCIAL TERMS:

1. RENT AND ADDITIONAL CHARGES

Base rent of $\_\_\_\_\_\_\_ per month plus additional charges for common area maintenance.

2. USE OF PREMISES

Premises may be used only for: \_\_\_\_\_\_\_\_\_\_\_

3. IMPROVEMENTS AND ALTERATIONS

Tenant improvements require prior written consent from Landlord.

4. INSURANCE

Tenant shall maintain commercial liability insurance with minimum coverage of $\_\_\_\_\_\_\_.

5. MAINTENANCE RESPONSIBILITIES

Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

6. ASSIGNMENT AND SUBLETTING

Assignment or subletting requires Landlord's written consent.

SIGNATURES:

Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_

Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_