

Lease Agreement (Commercial):

Commercial Lease Agreement

Effective Date: [Date]

Between:

Landlord: [Landlord's Full Name], located at [Landlord's Address], referred to as "Landlord."

Tenant: [Tenant's Full Name], located at [Tenant's Address], referred to as "Tenant."

1. Property Description

The Landlord hereby leases to the Tenant the commercial property located at:

- **Address:** [Property Address]
- **Suite/Unit Number:** [If applicable]
- **Type of Property:** [e.g., Office space, Retail space, Warehouse]
- **Square Footage:** [Total rentable square footage]

2. Term of Lease

- **a. Lease Term:** The lease term shall commence on [Start Date] and terminate on [End Date], totaling [Number] years/months.
- **b. Renewal Option:** The Tenant has the option to renew the lease for an additional term of [Renewal Term], provided written notice is given to the Landlord at least [Number] days before the lease expiration.

3. Rent

- **a. Base Rent:** The Tenant agrees to pay the Landlord a monthly base rent of [Base Rent Amount] USD.
- **b. Payment Due Date:** Rent is due on the [Day] of each month.
- **c. Payment Method:** Rent shall be paid via [Payment Method, e.g., check, electronic transfer] to [Payment Address or Account Details].
- **d. Late Fees:** If rent is not received by [Grace Period, e.g., 5 days after due date], a late fee of [Late Fee Amount or Percentage] will be applied.
- **e. Rent Escalation:** The base rent shall increase by [Percentage or Amount] annually/on each anniversary of the lease commencement date.

4. Security Deposit

- **a. Amount:** The Tenant shall pay a security deposit of [Security Deposit Amount] USD upon signing this Agreement.
- **b. Use of Deposit:** The security deposit shall be held by the Landlord as security for the Tenant's performance of obligations under this Agreement.
- **c. Return of Deposit:** Within [Number] days after termination of the lease, the Landlord shall return the security deposit to the Tenant, less any deductions for damages or unpaid obligations, along with an itemized statement of deductions.

5. Permitted Use

The Tenant shall use the property solely for the purpose of [Specify intended use, e.g., operating a retail store, office space] and for no other purpose without the prior written consent of the Landlord.

6. Operating Expenses

- **a. Triple Net Lease (NNN):** The Tenant shall be responsible for their proportionate share of property taxes, insurance, and maintenance costs associated with the property.
- **b. Common Area Maintenance (CAM):** The Tenant agrees to pay [Percentage or Amount] towards CAM charges, which include [List of applicable expenses].

7. Utilities and Services

The Tenant shall be responsible for all utilities and services used at the property, including but not limited to electricity, water, gas, internet, and telephone services.

8. Maintenance and Repairs

- **a. Landlord's Obligations:** The Landlord shall maintain the structural components of the building, including the roof, exterior walls, and foundation.
- **b. Tenant's Obligations:** The Tenant shall maintain the interior of the leased premises, including fixtures, equipment, and systems exclusively serving the premises.

9. Alterations and Improvements

The Tenant shall not make any alterations, additions, or improvements to the property without the prior written consent of the Landlord. Any approved alterations shall be at the Tenant's expense and shall comply with all applicable laws and regulations.

10. Insurance

- **a. Tenant's Insurance:** The Tenant shall obtain and maintain commercial general liability insurance with coverage of at least [Amount], naming the Landlord as an additional insured.
- **b. Proof of Insurance:** The Tenant shall provide the Landlord with certificates of insurance upon request.

11. Indemnification

The Tenant agrees to indemnify and hold harmless the Landlord from any claims, liabilities, or damages arising out of the Tenant's use of the property.

12. Default and Remedies

- **a. Default:** Failure by the Tenant to comply with any term of this Agreement constitutes a default.
- **b. Remedies:** In the event of default, the Landlord may terminate this Agreement, re-enter and take possession of the property, and seek damages or other remedies available under law.

13. Subletting and Assignment

The Tenant shall not sublet the property or assign this Agreement without the prior written consent of the Landlord.

14. Compliance with Laws

The Tenant shall comply with all federal, state, and local laws, ordinances, and regulations applicable to the use of the property.

15. Eminent Domain

If the property or any part thereof is taken by eminent domain, this Agreement shall terminate as of the date of possession by the condemning authority, and rent shall be adjusted accordingly.

16. Environmental Compliance

The Tenant shall not use or store hazardous materials on the property except as necessary for its permitted use and in compliance with all applicable laws.

17. Signs

The Tenant shall not place any signs on the property without the prior written consent of the Landlord.

18. Estoppel Certificates

Upon request, either party shall execute and deliver to the other an estoppel certificate confirming the terms and status of this Agreement.

19. Notices

All notices required under this Agreement shall be in writing and delivered to the other party at their respective addresses provided above, either personally, by certified mail, or by email to [Email Addresses, if applicable].

20. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of [State], without regard to its conflict of law principles.

21. Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

22. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous agreements, representations, or understandings.

23. Amendments

Any amendments to this Agreement must be made in writing and signed by both the Landlord and the Tenant.

24. Additional Provisions

[Include any additional terms or conditions specific to the rental arrangement, such as parking, signage rights, options to purchase, etc.]

IN WITNESS WHEREOF, the parties have executed this Commercial Lease Agreement as of the Effective Date.

Landlord

Signature: _____

Name: [Landlord's Full Name]

Title: [Title, if applicable]

Date: _____

Tenant

Signature: _____

Name: [Tenant's Full Name]

Title: [Title, if applicable]

Date: _____