

COMMERCIAL PROPERTY LEASE AGREEMENT

Location: _____ Effective Date: _____

PARTIES:

Landlord Name / Entity: _____

Landlord Address: _____

Tenant Name / Entity: _____

Tenant Address: _____

PREMISES:

Description and Address of Leased Premises: _____

TERM:

Lease Commencement Date: _____

Lease Expiration Date: _____

RENT AND ADDITIONAL CHARGES:

Base Rent: _____ USD per month

Security Deposit: _____

Additional Rent (Taxes, Utilities, Insurance, Maintenance): _____

USE OF PREMISES:

Permitted Use: _____

Prohibited Uses: _____

MAINTENANCE AND REPAIRS:

Landlord's Responsibilities:

Landlord shall maintain the structural components, roof, foundation, and common areas of the Premises in good repair, complying with all applicable laws and regulations.

Tenant's Responsibilities:

Tenant shall keep the interior of the Premises in good order and repair, maintain all equipment and fixtures used exclusively by Tenant, and promptly notify Landlord of any damage or needed repairs.

INSURANCE:

Tenant shall maintain commercial general liability insurance with minimum limits of \$1,000,000 per occurrence and property insurance covering Tenant's personal property and leasehold improvements. Landlord shall maintain insurance covering the building and common areas. Each party shall provide certificates of insurance to the other upon request.

UTILITIES AND SERVICES:

Tenant shall be responsible for payment of all utilities and services used at the Premises, including but not limited to electricity, gas, water, sewer, telephone, and internet services, except as otherwise agreed in writing.

ALTERATIONS AND IMPROVEMENTS:

Tenant shall not make any structural alterations, additions, or improvements to the Premises without prior written consent of Landlord, which shall not be unreasonably withheld. All approved alterations shall comply with applicable laws, and Tenant shall restore the Premises to original condition upon lease termination unless otherwise agreed.

COMPLIANCE WITH LAWS:

Tenant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and requirements relating to the use and occupancy of the Premises.

DEFAULT AND REMEDIES:

If Tenant fails to pay rent or breaches any other term of this Agreement and such failure continues for a period of ____ days after written notice, Landlord may terminate this Lease and pursue all remedies available under law, including eviction and damages. Tenant shall be responsible for all costs and attorney's fees incurred by Landlord in enforcing this Lease.

INDEMNIFICATION:

Tenant shall indemnify, defend, and hold Landlord harmless from any claims, damages, losses, or expenses arising from Tenant's use or occupancy of the Premises, except to the extent caused by Landlord's gross negligence or willful misconduct.

SUBORDINATION AND ATTORNMENT:

This Lease is subordinate to any existing or future mortgages or deeds of trust affecting the Premises. Tenant agrees to attorn to any purchaser or mortgagee in the event of foreclosure or transfer.

ASSIGNMENT AND SUBLETTING:

Tenant shall not assign this Lease or sublet the Premises in whole or in part without prior written consent of Landlord, which shall not be unreasonably withheld.

NOTICES:

All notices required or permitted under this Lease shall be in writing and shall be deemed delivered when delivered in person or sent by certified mail, return receipt requested, or by nationally recognized overnight courier, to the parties at their respective addresses set forth above or to such other address as either party may designate by written notice.

ENTIRE AGREEMENT; AMENDMENTS:

This Lease contains the entire agreement between the parties and supersedes all prior negotiations and understandings. Any amendments or modifications must be in writing and signed by both parties.

GOVERNING LAW:

This Lease shall be governed by and construed in accordance with the laws of the State of _____ without regard to conflict of laws principles.

SEVERABILITY:

If any provision of this Lease is deemed invalid or unenforceable, the remaining provisions shall remain in full force and effect.

WAIVER:

Failure by either party to enforce any provision of this Lease shall not be deemed a waiver of future enforcement of that or any other provision.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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