

# GENERAL LEASE AGREEMENT

Location: \_\_\_\_\_ Effective Date: \_\_\_\_\_

## PARTIES:

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

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

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

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

## PREMISES:

Description of Leased Property: \_\_\_\_\_

Address or Location: \_\_\_\_\_

## TERM:

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

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

## RENT:

Monthly Rent Amount: \_\_\_\_\_ USD

Payment Due Date Each Month: \_\_\_\_\_

## SECURITY DEPOSIT:

Security Deposit Amount: \_\_\_\_\_ USD

Deposit Terms and Conditions: \_\_\_\_\_

## USE OF PREMISES:

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

## MAINTENANCE AND REPAIRS:

Responsibilities of Landlord and Tenant: \_\_\_\_\_

## UTILITIES AND SERVICES:

Utilities and Services to be Provided by Landlord: \_\_\_\_\_

Utilities and Services to be Paid by Tenant: \_\_\_\_\_

## INSURANCE:

Tenant's Insurance Obligations: \_\_\_\_\_

Landlord's Insurance Obligations: \_\_\_\_\_

## DEFAULT:

Events of Default and Remedies: \_\_\_\_\_

Tenant shall be in default if rent is unpaid for more than five (5) days after due date, or if Tenant breaches any other term. Landlord may terminate the lease and pursue all remedies available at law or equity upon default.

**TERMINATION:**

This Agreement is terminated pursuant to applicable law or by mutual written agreement of the parties. Tenant shall surrender possession upon termination and return the premises in good condition, reasonable wear and tear excepted.

**GOVERNING LAW AND VENUE:**

Governing Law: \_\_\_\_\_

Venue: \_\_\_\_\_

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_. The parties consent to the exclusive jurisdiction of the state and federal courts located in \_\_\_\_\_ County, \_\_\_\_\_.

**NOTICES:**

All notices, demands, or communications required or permitted under this Agreement shall be given in writing by hand delivery, certified mail, overnight courier, or electronic means, addressed to the parties at the addresses set forth herein or such other address as a party designates by written notice.

**ENTIRE AGREEMENT:**

This Agreement constitutes the entire understanding between the parties with respect to the subject matter and supersedes all prior agreements, representations, and understandings, oral or written. Amendments must be in writing and signed by both parties.

**SEVERABILITY:**

If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be severed and the remaining provisions shall continue in full force and effect.

**COUNTERPARTS; ELECTRONIC SIGNATURES:**

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which constitute one agreement. Electronic signatures shall be deemed to have the same legal effect as original signatures.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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