

RENTAL SPACE AGREEMENT

Location: _____ Date: _____

Landlord Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Rental Property Details:

Address / Location: _____

Type of Space (e.g., office, retail, storage): _____

Size / Square Footage: _____

Condition (as disclosed): _____

Lease Term and Rent:

Lease Term: _____ (e.g., months, years)

Monthly Rent Amount: _____ USD

Security Deposit: _____ USD

Payment Due Date and Method: _____

Clause 1 – Lease Agreement Purpose

Landlord hereby leases to Tenant the rental space described above, and Tenant accepts the rental space subject to the terms and conditions set forth in this Agreement.

Clause 2 – Lease Term

The Lease Term shall commence on the date mutually agreed upon by the parties and shall continue for the period specified above, unless terminated earlier in accordance with this Agreement.

Clause 3 – Rent and Payment

Tenant agrees to pay the rent amount specified above monthly, in advance, on or before the due date specified herein. Late payments may incur fees as permitted by law.

Clause 4 – Security Deposit

Tenant shall pay the Security Deposit specified above upon execution of this Agreement. The Security Deposit shall be held by Landlord as security for Tenant's full performance under this Agreement and may be applied to unpaid rent or damages.

Clause 5 – Use of Premises

Tenant shall use the rental space solely for lawful purposes and in compliance with all applicable laws, ordinances, and regulations. Tenant shall not use the premises for any unlawful or hazardous activity.

Clause 6 – Maintenance and Repairs

Tenant shall keep the premises clean and in good order. Landlord shall be responsible for repairs not caused by Tenant’s negligence or misuse. Tenant shall notify Landlord promptly of any needed repairs.

Clause 7 – Alterations and Improvements

Tenant shall not make any alterations, improvements, or additions to the premises without Landlord’s prior written consent. Any approved alterations shall become the property of Landlord upon termination.

Clause 8 – Utilities and Services

Tenant shall be responsible for payment of all utilities and services used on the premises unless otherwise agreed in writing. Landlord shall ensure that all supplied utilities are in working order at the start of the Lease Term.

Clause 9 – Entry by Landlord

Landlord may enter the premises at reasonable times to inspect, make repairs, or show the property to prospective tenants or buyers, provided reasonable prior notice is given to Tenant.

Clause 10 – Insurance and Liability

Tenant shall maintain renter’s insurance covering Tenant’s personal property and liability. Landlord is not responsible for loss or damage to Tenant’s property except as required by law.

Clause 11 – Assignment and Subletting

Tenant shall not assign this Agreement or sublet the premises, in whole or in part, without Landlord’s prior written consent.

Clause 12 – Default and Remedies

If Tenant defaults in payment or breaches any term of this Agreement, Landlord may terminate the lease and pursue all remedies available under law after providing any required notices.

Clause 13 – Termination

This Agreement may be terminated upon expiration of the Lease Term or earlier by mutual written agreement, or by either party in accordance with applicable law and notice requirements.

Clause 14 – Holding Over

If Tenant remains in possession after the Lease Term without Landlord’s consent, Tenant shall be deemed a tenant at sufferance and may be liable for additional rent and damages.

Clause 15 – Governing Law and Venue

This Agreement shall be governed by the laws of the State of _____. The parties consent to the exclusive jurisdiction of the state or federal courts located in _____ County, _____.

Clause 16 – Entire Agreement

This Agreement, including any attachments or addenda, constitutes the entire agreement between the parties and supersedes all prior agreements or understandings.

Clause 17 – Amendments

Any amendments or modifications to this Agreement must be in writing and signed by both parties.

Clause 18 – Notices

All notices under this Agreement shall be in writing and deemed given when delivered personally, by nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt.

Clause 19 – Severability

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

Clause 20 – Signatures; Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one instrument. The parties have executed this Agreement as of the date first written above.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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