

COMMERCIAL LEASE AGREEMENT

BUSINESS PREMISES — FIXED-TERM LEASE

LEASE NO.

EFFECTIVE DATE

This Commercial Lease Agreement governs the lease of the business premises described below. Residential landlord-tenant protections generally do not apply.

1 THE PARTIES

LANDLORD	TENANT BUSINESS
FULL LEGAL NAME / ENTITY <input type="text"/>	FULL LEGAL NAME / ENTITY <input type="text"/>
ADDRESS <input type="text"/>	ADDRESS <input type="text"/>
CITY <input type="text"/>	CITY <input type="text"/>
STATE <input type="text"/>	STATE <input type="text"/>
ZIP <input type="text"/>	ZIP <input type="text"/>
PHONE <input type="text"/>	PHONE <input type="text"/>
EMAIL <input type="text"/>	EMAIL <input type="text"/>

2 PREMISES & PERMITTED USE

PREMISES ADDRESS / SUITE / LEGAL DESCRIPTION

RENTABLE / USABLE AREA <input type="text"/>	PERMITTED USE <input type="text"/>
EXCLUSIVE USE / PARKING / SIGNAGE RIGHTS <input type="text"/>	

3 TERM, DELIVERY & RENEWAL

COMMENCEMENT <input type="text"/>	EXPIRATION <input type="text"/>
DELIVERY DATE <input type="text"/>	RENEWAL OPTION(S) <input type="text"/>
LANDLORD / TENANT WORK; CONDITION FOR COMMENCEMENT <div><div></div></div>	

4 BASE RENT & SECURITY

BASE RENT SCHEDULE / ESCALATIONS

DUE DAY

SECURITY DEPOSIT (\$)

LATE CHARGE

DEFAULT INTEREST

5 OPERATING EXPENSES / CAM

Tenant shall pay only the share and categories stated. Exclusions, caps, reconciliation, audit rights, and gross-up methodology are stated below.

TENANT SHARE (%)

BASE YEAR / STOP

CAM ADMIN FEE

RECONCILIATION DATE

CAM / OPERATING EXPENSE INCLUSIONS

EXCLUSIONS / CAPS / AUDIT RIGHTS

6 TAXES & UTILITIES

REAL ESTATE / PERSONAL PROPERTY / SALES TAX ALLOCATION

UTILITIES / METERING / AFTER-HOURS SERVICES

7 INSURANCE & INDEMNITY

Each party shall maintain the stated coverages. Waiver of subrogation and indemnity apply only to the extent permitted by law.

TENANT COVERAGE / LIMITS / ADDITIONAL INSURED

LANDLORD COVERAGE / COST RECOVERY

INDEMNITY / WAIVER OF SUBROGATION

8 REPAIRS, MAINTENANCE & ALTERATIONS

LANDLORD RESPONSIBILITIES (STRUCTURE / ROOF / COMMON AREAS)

TENANT RESPONSIBILITIES (INTERIOR / HVAC / SYSTEMS)

ALTERATION APPROVAL / LIENS / RESTORATION

9 ENVIRONMENTAL & ADA ALLOCATION

The parties allocate responsibility for hazardous materials, environmental compliance, accessibility, and required improvements below; this allocation does not eliminate duties owed to governmental authorities or third parties.

ENVIRONMENTAL CONDITION / HAZARDOUS MATERIAL RESPONSIBILITY

ADA / ACCESSIBILITY COMPLIANCE AND IMPROVEMENT COSTS

10 ASSIGNMENT, SUBLETTING & TRANSFERS

CONSENT STANDARD / PERMITTED TRANSFERS / RECAPTURE RIGHTS

11 CASUALTY, CONDEMNATION & DEFAULT

RESTORATION / RENT ABATEMENT / TERMINATION RIGHTS

DEFAULTS / NOTICE / CURE / REMEDIES / MITIGATION

12 GUARANTY

Any guaranty applies only if completed and signed below.

GUARANTOR NAME / ENTITY

LIMIT / BURN-OFF

GUARANTY SCOPE AND CONDITIONS

GUARANTOR SIGNATURE

PRINT NAME

DATE

TITLE / CAPACITY (IF SIGNING FOR AN ENTITY)

13 GENERAL TERMS

This Agreement and its attached addenda are the entire agreement. A change must be in a writing signed by the parties. If a provision is unenforceable, the remainder survives. Waiver of one breach is not a waiver of another. Notices must be written and delivered by a method allowed by governing law. Electronic signatures and counterparts are permitted to the extent allowed by law.

GOVERNING STATE / VENUE

BROKERS / COMMISSIONS

14 ADDITIONAL TERMS

The parties may state additional agreed terms below. Any handwritten change should be initialed by all parties.

ADDITIONAL TERMS / SPECIAL PROVISIONS

15 SIGNATURES (execute where indicated)

By signing below, each party acknowledges that they have read and understood this Agreement and agree to be bound by its terms.

LANDLORD / OWNER SIGNATURE

PRINT NAME

DATE

TITLE / CAPACITY (IF SIGNING FOR AN ENTITY)

TENANT SIGNATURE

PRINT NAME

DATE

TITLE / CAPACITY (IF SIGNING FOR AN ENTITY)