

## COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement made on \_\_\_\_\_ (mm/dd/yyyy) by and between \_\_\_\_\_, the "Landlord" and \_\_\_\_\_, the "Tenant". The Landlord and Tenant are collectively referred to in this Lease Agreement as the "Parties".

Landlord is the owner of land and improvements commonly known and numbered as \_\_\_\_\_ (Building Name) situated in \_\_\_\_\_ (Building Address), and legally described as follows (the "Building"): \_\_\_\_\_ (Legal Description of Building).

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

- LEASE TERM.** Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning \_\_\_\_\_ (mm/dd/yyyy), and ending on \_\_\_\_\_ (mm/dd/yyyy). Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.
- RENT.** Tenant shall pay to Landlord during the Initial Term rental of \$\_\_\_\_\_ per year, payable in installments of \$\_\_\_\_\_ per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at \_\_\_\_\_ or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.
- SECURITY DEPOSIT.** In addition to the above, a deposit in the amount of \$\_\_\_\_\_ shall be due and payable in advance or at the signing of this Lease

