

BUSINESS LEASE AGREEMENT

Location: _____ Date: _____

Lessor Information:

Full Legal Name: _____

Business Entity Type: _____

Address: _____

Phone/Email: _____

Lessee Information:

Full Legal Name: _____

Business Entity Type: _____

Address: _____

Phone/Email: _____

Premises Information:

Address or Description of Premises: _____

Type of Business Premises: _____

Square Footage: _____

Lease Term:

Commencement Date: _____

Expiration Date: _____

Renewal Terms: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ USD

Payment Due Date Each Month: _____

Security Deposit Amount: _____ USD

Use of Premises:

Lessee shall use the Premises solely for lawful business purposes and in compliance with all applicable laws, ordinances, and regulations. Lessee shall not use or permit the Premises to be used for any illegal, hazardous, or nuisance activities.

Maintenance and Repairs:

Lessor shall maintain the structural components of the Premises in good repair. Lessee shall maintain the interior and keep the Premises clean and in good condition. Lessee is responsible for all repairs caused by its negligence or misuse. Lessee shall promptly notify Lessor of any damage or need for repairs.

Alterations and Improvements:

Lessee shall not make any alterations, additions, or improvements without the prior written consent of Lessor. Any approved alterations shall be performed in a good and workmanlike manner and shall become the property of Lessor upon termination of this Lease unless otherwise agreed in writing.

Insurance:

Lessee shall maintain commercial general liability insurance, property insurance, and any other insurance required by law or Lessor. Lessor shall be named as an additional insured party. Certificates of insurance shall be provided to Lessor upon request.

Indemnification:

Lessee shall indemnify, defend, and hold harmless Lessor and its agents from and against any and all claims, damages, liabilities, costs, and expenses arising out of Lessee's use or occupancy of the Premises, except to the extent caused by Lessor's negligence or willful misconduct.

Default and Remedies:

If Lessee fails to pay rent or breaches any other term of this Lease and fails to cure within the time allowed by law, Lessor may terminate this Lease and pursue all remedies available at law or in equity, including recovery of possession, damages, and costs. No waiver of any breach shall be deemed a waiver of subsequent breaches.

Assignment and Subletting:

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

Termination:

Upon expiration or termination of this Lease, Lessee shall surrender the Premises in good condition, reasonable wear and tear excepted. All property of Lessee not removed shall be deemed abandoned and may be disposed of by Lessor.

Governing Law and Venue:

This Lease shall be governed by the laws of the State of _____. Any legal action relating to this Lease shall be brought exclusively in the state or federal courts located in _____ County, _____.

Entire Agreement:

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

Severability:

If any provision of this Lease is held to be invalid or unenforceable, the remaining provisions shall remain in full force

and effect.

Waiver of Jury Trial:

To the maximum extent permitted by law, each party knowingly and voluntarily waives any right to trial by jury in any action arising out of or related to this Lease.

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title (if applicable): _____

Title (if applicable): _____

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