

# FIXED TERM LEASE AGREEMENT

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

## Parties:

Lessor (Landlord) Name: \_\_\_\_\_

Lessor Address: \_\_\_\_\_

Lessee (Tenant) Name: \_\_\_\_\_

Lessee Address: \_\_\_\_\_

## Premises:

Address and Description of Leased Property: \_\_\_\_\_

## Term:

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

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

## Rent:

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

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

## Security Deposit:

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

Deposit Terms: \_\_\_\_\_

## Use of Premises:

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

Restrictions: \_\_\_\_\_

## Maintenance and Repairs:

Lessor's Responsibilities: \_\_\_\_\_

Lessee's Responsibilities: \_\_\_\_\_

## Utilities and Services:

Utilities to be Paid by Lessee: \_\_\_\_\_

Utilities to be Paid by Lessor: \_\_\_\_\_

## Entry and Inspection:

Lessor's Right to Enter Premises: \_\_\_\_\_

## Default and Remedies:

Lessee Default: \_\_\_\_\_

If Lessee fails to pay rent or otherwise breaches this Agreement, Lessor may terminate the Lease and pursue all remedies available under law including eviction and collection of damages.

**Lessor Default:**

If Lessor breaches this Agreement, Lessee may pursue all remedies available under law including damages or specific performance.

**Termination:**

This Lease will automatically terminate at the expiration of the Lease Term unless renewed in writing by both parties. Early termination may only occur in accordance with the terms herein or by mutual written agreement.

**Holdover:**

If Lessee remains in possession after the expiration of this Lease without Lessor's written consent, Lessee shall be a tenant at sufferance and shall pay rent at a rate of 150% of the last monthly rent until vacating.

**Indemnification and Liability:**

Lessee shall indemnify, defend, and hold Lessor harmless from any claims, damages, or liabilities arising from Lessee's use of the Premises except due to Lessor's gross negligence or willful misconduct.

**Insurance:**

Lessee shall maintain renter's insurance covering personal property and liability and shall provide proof of insurance to Lessor upon request.

**Assignment and Subletting:**

Lessee shall not assign this Lease or sublet the Premises without Lessor's prior written consent, which shall not be unreasonably withheld.

**Governing Law and Venue:**

This Lease shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_. Exclusive venue for any disputes shall be in the state or federal courts located in \_\_\_\_\_ County, \_\_\_\_\_.

**Notices:**

All notices required or permitted under this Lease shall be in writing and delivered by hand, certified mail, or nationally recognized overnight courier to the addresses set forth above or to such other address as either party may designate by written notice.

**Entire Agreement:**

This Lease contains the entire agreement between the parties and supersedes any prior understandings or agreements. Any amendments must be in writing and signed by both parties.

**Severability:**

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

**Signatures:**

**LESSOR (LANDLORD) SIGNATURE**

**LESSEE (TENANT) SIGNATURE**

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

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

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