

LAND LEASE AGREEMENT

Location: _____ Date: _____

Lessor Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Lessee Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Description:

Address / Location of Land: _____

Legal Description / Parcel Number: _____

Term of Lease:

Lease Commencement Date: _____

Lease Expiration Date: _____

Rent and Payment Terms:

Monthly Rent: _____ USD

Payment Due Date Each Month: _____

Late Payment Penalty Terms: _____

Clause 1 – Lease Grant

Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the Property described above, together with all rights, privileges, and appurtenances thereto, for the term and rent described in this Agreement.

Clause 2 – Use of Property

Lessee shall use the Property solely for lawful purposes consistent with local zoning regulations and in a manner that does not cause waste, nuisance, or damage. Lessee shall comply with all applicable laws, ordinances, and regulations.

Clause 3 – Rent

Lessee agrees to pay Lessor the Rent amount stated above, without deduction or offset, on or before the due date each month at the address designated by Lessor or by other agreed method. Late payments shall incur penalty as specified.

Clause 4 – Security Deposit

Lessee shall pay a security deposit in the amount of _____ USD upon execution of this Agreement, to secure faithful performance of the terms herein. The deposit shall be refundable subject to conditions of the Property's return.

Clause 5 – Maintenance and Repairs

Lessee shall maintain the Property in good condition and repair, reasonable wear and tear excepted. Lessee shall promptly notify Lessor of any damage or necessary repairs. Lessor shall be responsible for major structural repairs unless caused by Lessee’s negligence.

Clause 6 – Alterations

Lessee shall not make any alterations, additions or improvements to the Property without Lessor’s prior written consent. All approved alterations shall become property of the Lessor upon expiration or termination of this Lease unless otherwise agreed.

Clause 7 – Utilities and Services

Lessee shall be responsible for all utilities and services required on the Property during the Lease Term, including but not limited to water, electricity, gas, sewer, telephone, internet, and trash removal.

Clause 8 – Insurance

Lessee shall maintain liability insurance covering Lessee’s use of the Property and shall provide Lessor with certificates of insurance upon request. Lessor shall maintain insurance on the Property as owner.

Clause 9 – Indemnification

Lessee shall indemnify, defend, and hold harmless Lessor from and against all claims, damages, liabilities, and expenses arising from Lessee’s use or occupancy of the Property, except to the extent caused by Lessor’s gross negligence or willful misconduct.

Clause 10 – Entry and Inspection

Lessor or Lessor’s agents may enter the Property during reasonable hours upon prior notice to inspect, make necessary repairs, or show the Property to prospective lessees or buyers.

Clause 11 – Assignment and Subletting

Lessee shall not assign this Lease or sublet the Property or any part thereof without Lessor’s prior written consent, which shall not be unreasonably withheld.

Clause 12 – Defaults and Remedies

If Lessee fails to pay rent when due or otherwise breaches any term of this Lease, Lessor may provide written notice of default. If Lessee fails to cure within the time specified, Lessor may terminate this Lease and pursue all remedies available under law.

Clause 13 – Surrender of Property

Upon expiration or termination of this Lease, Lessee shall surrender the Property to Lessor in good condition, reasonable wear and tear excepted, removing all personal property and repairs caused by Lessee.

Clause 14 – Governing Law and Venue

This Lease shall be governed by and construed in accordance with the laws of the State of _____ without regard to its conflict of laws principles. Any disputes shall be resolved exclusively in the state or federal courts located in _____ County, _____.

Clause 15 – Severability

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

Clause 16 – Entire Agreement

This Lease constitutes the entire agreement between the parties with respect to the Property and supersedes all prior negotiations or agreements, whether written or oral.

Clause 17 – Amendments

Any amendment or modification to this Lease must be in writing and signed by both parties.

Clause 18 – Notices

All notices shall be in writing and delivered by hand, certified mail, overnight courier, or email with confirmation of receipt, to the addresses set forth above or as updated by written notice.

Clause 19 – Waiver

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

Clause 20 – Counterparts

This Lease may be executed in counterparts, each of which shall be deemed an original and all of which together constitute one agreement.

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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