

# WORK IN LIEU OF RENT AGREEMENT

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

## Landlord Information:

Full Name / Entity: \_\_\_\_\_

Contact Address: \_\_\_\_\_

Phone / Email: \_\_\_\_\_

## Tenant Information:

Full Name / Entity: \_\_\_\_\_

Contact Address: \_\_\_\_\_

Phone / Email: \_\_\_\_\_

## Property Information:

Address / Description: \_\_\_\_\_

Lease Reference (if any): \_\_\_\_\_

## Agreement Terms:

This Work In Lieu Of Rent Agreement ("Agreement") is entered into by and between the Landlord and Tenant identified above. Tenant agrees to perform certain services or labor as described herein in full or partial satisfaction of rent obligations due to Landlord for the Property identified above. This Agreement sets forth the terms, conditions, and obligations relating to such arrangement. Both parties agree to be bound by the terms of this Agreement.

### 1. Description of Work:

Tenant shall perform the following work in lieu of rent payment:

\_\_\_\_\_

The work shall be performed in a professional and workmanlike manner, in accordance with all applicable laws, codes, and regulations.

### 2. Rent Amount and Credit:

The agreed rent amount due for the period covered by this Agreement is \$\_\_\_\_\_. Tenant's performance of the work described above shall be credited against Tenant's rent obligation as follows:

\$\_\_\_\_\_. Any difference between the value of the work performed and the rent due shall be paid in cash or other agreed method.

### 3. Term of Agreement:

This Agreement covers the rent period(s) commencing on \_\_\_\_\_ and ending on \_\_\_\_\_, unless earlier terminated or extended in writing by mutual consent of both parties.

### 4. Performance and Completion:

Tenant shall commence work promptly and complete all agreed tasks within a reasonable timeframe, not to exceed \_\_\_\_\_ . Landlord shall have the right to inspect and approve the work performed. Any disputes regarding the quality or completeness of the work shall be resolved in good faith.

**5. No Waiver of Rent Obligation:**

Except as expressly provided herein, this Agreement does not waive or alter Tenant's obligation to pay rent in full and on time. If Tenant fails to perform the work as agreed, Landlord reserves all rights to seek payment of rent or other remedies available under the lease or applicable law.

**6. Taxes, Insurance, and Licenses:**

Tenant represents and warrants that it shall obtain all necessary permits, licenses, and insurances required for the performance of the work. Tenant shall indemnify and hold Landlord harmless from any claims, damages, or liabilities arising from Tenant's work.

**7. Indemnification and Liability:**

Tenant agrees to indemnify, defend, and hold Landlord and Property harmless from any and all claims, damages, losses, or expenses arising from or related to Tenant's performance of work under this Agreement, except to the extent caused by Landlord's gross negligence or willful misconduct.

**8. Default and Remedies:**

If Tenant fails to perform the work as agreed or breaches any term of this Agreement, Landlord shall have the right to terminate this Agreement and pursue all remedies available under the lease, contract, or law, including recovery of unpaid rent, damages, and costs.

**9. Governing Law and Venue:**

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_, without regard to its conflict of law principles. Any dispute arising hereunder shall be subject to the exclusive jurisdiction of the state or federal courts located in \_\_\_\_\_ County, \_\_\_\_\_.

**10. Entire Agreement; Amendments:**

This Agreement constitutes the entire agreement between the parties relating to the subject matter herein and supersedes all prior discussions, agreements, or understandings of any kind. Any amendments or modifications must be in writing and signed by both parties.

**11. Severability:**

If any provision of this Agreement is found to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect and shall be construed so as to best effectuate the intent of the parties.

**12. Signatures; Counterparts:**

This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together constitute one and the same instrument. Signatures delivered by electronic means shall be deemed originals.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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