

Date of Lease:

COMMERCIAL LEASE

LANDLORD	TENANT
Name:	Name:
Address:	Address:
Phone:	Phone:

TERMS

Lease Start Date	Lease End Date	Monthly Rent	Security Deposit	Rent Deposit
Utilities Paid By Landlord		Utilities Paid By Tenant		

1. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord the following commercial property: (describe rental property):

2. The term of this lease will be from the Lease Start Date set forth above, until the Lease End Date set forth above. If the Tenant continues to occupy the property, with the consent of the Landlord after the expiration of the original term of this lease, the rental will continue on a month-to-month basis with all of the other terms of this lease continuing unchanged.

3. The rental payments set forth above will be payable by the Tenant to the Landlord on the _____ day of each month, beginning on _____, 19____. If any rental payment is not paid within five (5) days of its due date, the Tenant agrees to pay an additional late charge of 5% of the rental due.

4. The Tenant has paid the Landlord the security deposit set forth above. This security deposit will be held as security for the repair of any damages to the property by the Tenant. This deposit will be returned to the Tenant within 10 days of the termination of this lease, less any amounts needed to repair the property.

5. The Tenant has paid the Landlord additional rent set forth above equal to _____ months' rent. This rent deposit will be had as security for the payment of rent by the Tenant. This rent payment deposit will be returned to the Tenant within 10 days of the termination of this lease, less any rent still due upon termination.

6. Tenant agrees to maintain the property in a clean and sanitary manner and not to make any alterations to the property without the Landlord's written consent. At the termination of this lease, the Tenant agrees to leave the property in the same condition as when it was received, except for normal wear and tear.

7. Tenant agrees no to sub-let the property or assign this lease without the Landlord's written consent. Tenant agrees to allow the Landlord reasonable access to the property for inspection and repair. Landlord agrees to only enter the property after notifying the Tenant in advance, except in an emergency.

8. The Tenant has inspected the property and has found it satisfactory.

9. If the Tenant fails to pay the rent on time or violates any other terms of this lease, the Landlord will have the right to terminate this lease in accordance with state law. The Landlord will also

have the right to re-enter the property and take possession of it and to take advantage of any other legal remedies available.

10. The Landlord is responsible for the repair and upkeep of the exterior of the property and the Tenant is responsible for the repair and upkeep of the interior of the property.

11. The Landlord agrees that the Tenant may install the following equipment and fixtures for the purpose of operation the Tenant's business:

12. The Landlord agrees to carry fire and casualty insurance on the property, but does not have any liability for the operation of the Tenant's business. The Tenant agrees not to do anything that will increase the Landlord's insurance premiums and, further, agrees to indemnify and hold the Landlord harmless from any liability caused by Tenant's operations. The Tenant agrees to carry casualty insurance on any equipment or fixtures that Tenant installs at the property. In addition, the Tenant agrees to carry business liability insurance covering Tenant's business operations in the amount of \$ _____ with the Landlord named as a coinsured party. Tenant agrees to furnish Landlord copies of the insurance policies and to not cancel the policies without notifying the Landlord in advance.

13. This lease is subject to any mortgage or deed of trust currently on the property or which may be made against the property at any time in the future. The Tenant agrees to sign any documents necessary to subordinate this lease to a mortgage or deed of trust for the Landlord.

14. The Tenant agrees to use the property only for the purpose of carrying out the following business:

15. Following are additional terms of this Lease:

16. The parties agree that this lease is the entire agreement between them. This Lease binds and benefits both the Landlord and Tenant and any successors.

Signature of Landlord

Signature of Tenant