

Build-to-Suit Commercial Lease Form

Lease Information

Landlord: _____

Tenant: _____

Premises Address: _____

Commencement Date: _____

Lease Term: _____

Base Rent: _____

Security Deposit: _____

Permitted Use: _____

Premises Description and Construction

The Landlord shall construct or cause to be constructed the Premises as described below, according to plans and specifications to be mutually agreed upon by Landlord and Tenant:

Rent and Payment Terms

Base Rent shall be payable in advance on the first day of each month. Additional rent and expenses, if any, shall be paid as set forth herein.

Term and Possession

The term of this Lease shall commence on the Commencement Date and shall continue for the Lease Term unless sooner terminated pursuant to the provisions hereof. Tenant shall accept possession upon substantial completion of the Premises.

Insurance

The Landlord and Tenant shall maintain insurance coverage as required by applicable laws and as otherwise reasonably required by each party.

Repair and Maintenance

Maintenance and repairs of the Premises shall be the responsibility of Landlord / Tenant (circle one), except as otherwise expressly set forth in this Lease.

Additional Terms

Landlord Signature & Date

Tenant Signature & Date