

Modified Gross Lease Agreement for Offices

This Modified Gross Lease Agreement ("Agreement") is made and entered into as of the ____ day of _____, 20____, by and between:

Landlord: _____, with a mailing address of _____.

Tenant: _____, with a mailing address of _____.

1. Premises

The Landlord hereby leases to the Tenant the office space located at:

("Premises").

2. Term

The term of this lease shall commence on _____, 20____, and shall terminate on _____, 20____, unless terminated earlier in accordance with this Agreement.

3. Rent

The base monthly rent shall be \$_____, payable in advance on the first day of each calendar month during the Term to Landlord at the address listed above, or at any other place designated by Landlord.

4. Utilities and Services

The Landlord shall be responsible for the following utilities/services:

The Tenant shall be responsible for the following utilities/services:

5. Maintenance and Repairs

The Landlord shall maintain the structural components of the Premises. The Tenant shall keep the Premises in good order and condition and shall be responsible for any damage caused by its negligence or misuse.

6. Use of Premises

The Premises shall be used and occupied solely for general office purposes and for no other purpose without the prior written consent of Landlord.

7. Insurance

The Tenant shall carry commercial general liability insurance with minimum limits of \$_____ and provide evidence of such insurance to Landlord upon request.

8. Default

In the event of default by either party, the non-defaulting party may pursue all legal remedies available under this Agreement or applicable law.

9. Entire Agreement

This Agreement constitutes the entire agreement between the parties. No amendments or modifications shall be valid unless in writing and signed by both parties.

10. Governing Law

This Agreement shall be governed by the laws of the State of _____.

Landlord Signature

Date

Tenant Signature

Date