Office Lease Agreement

Multi-Tenant Building

This Office Lease Agreement (the "Agreement") is entered into as of _____, by and between _____ ("Landlord") and _____ ("Tenant").

1. Leased Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the office space known as Suite _____ located at _____, (the "Premises") within the multi-tenant building (the "Building"). Approximate area: _____ sq.ft.

2. Term

The term of this lease ("Term") shall begin on _____ and shall expire on _____.

3. Rent

Tenant shall pay to Landlord a monthly base rent of $_____, due on or before the first day of each calendar month during the Term.

4. Security Deposit

A security deposit of $_____ is due upon execution of this Agreement.

5. Use of Premises

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

6. Operating Expenses

Tenant shall pay Tenant's proportionate share of common area maintenance and operating expenses as set forth in Exhibit A.

7. Maintenance and Repairs

- Landlord is responsible for structural repairs and maintenance of common areas.

- Tenant is responsible for routine maintenance and repairs within the Premises.

8. Utilities

Tenant shall pay for all utilities and services supplied to the Premises unless otherwise specified herein.

9. Insurance

Tenant shall maintain liability insurance as required by Landlord and provide proof of such insurance upon request.

10. Assignment and Subletting

Tenant shall not assign this Agreement or sublet the Premises without Landlord's prior written consent.

11. Default

If Tenant defaults in the performance of any of the covenants or obligations herein, Landlord may exercise all rights permitted by law.

12. Miscellaneous

- This Agreement represents the entire agreement between the parties.

- Modifications must be in writing and signed by both parties.

- Governing Law: _____

Landlord:

_____

Name: _____

Date: _____

Tenant:

_____

Name: _____

Date: _____