

Restaurant Property Lease Contract Sample

1. Parties

This Restaurant Property Lease Contract ("Lease") is entered into by and between:

Landlord	_____
Address	_____
Tenant	_____
Address	_____

2. Lease Property

The Landlord hereby leases to the Tenant the following property located at:

Address: _____
Description: _____
(the "Premises")

3. Lease Term

The Lease shall begin on _____ and shall:

- Continue for a fixed term of _____ months/years; *OR*
- Continue on a month-to-month basis unless terminated as provided herein.

4. Rent

The Tenant shall pay rent of \$_____ per month, due on the _____ day of each month. Payment shall be made to the Landlord at the address specified above or as directed by Landlord.

5. Security Deposit

Tenant shall pay a security deposit of \$_____, refundable subject to the terms of this Lease.

6. Use of Premises

The Premises shall be used solely for the operation of a restaurant and for no other purpose without prior written consent of the Landlord.

7. Maintenance and Repairs

Tenant is responsible for maintaining the Premises in clean and sanitary condition. Landlord is responsible for major structural repairs unless damage is due to Tenant's misuse.

8. Utilities

Utilities shall be paid as follows:

- Electricity: Tenant / Landlord
- Water: Tenant / Landlord
- Gas: Tenant / Landlord
- Other: _____

9. Insurance

Tenant shall obtain and maintain liability insurance for the Premises as required by Landlord.

10. Termination

Either party may terminate this Lease by providing _____ days written notice, subject to the terms herein.

11. Additional Terms

12. Governing Law

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

Landlord Signature
Date: _____

Tenant Signature
Date: _____