

Shopping Center Lease Contract

Date: _____

Parties

Landlord:

Premises Address:

1. Lease Term

This lease commences on _____ and continues for a period of _____ years, unless otherwise terminated in accordance with this contract.

2. Rent

Description	Amount	Due Date
Base Monthly Rent	_____	_____
Common Area Maintenance (CAM)	_____	_____

3. Security Deposit

Tenant shall pay a security deposit of _____ upon execution of this lease.

4. Use of Premises

The Premises shall be used exclusively for the following purpose(s):

5. Maintenance and Repairs

1. Tenant shall maintain the interior of the Premises in good repair.
2. Landlord is responsible for maintenance of the structure and common areas.

6. Insurance

Tenant shall maintain general liability insurance in the amount of _____.

7. Utilities

The following utilities and services will be paid by:

Utility/Service	Landlord	Tenant
Electricity	[]	[]
Water/Sewer	[]	[]

Trash Service	[]	[]
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8. Termination

Either party may terminate this lease in accordance with the terms and advance notice requirements specified herein.

9. Additional Terms

Landlord's Signature

Date: _____

Tenant's Signature

Date: _____