

Triple Net (NNN) Lease Agreement

This Triple Net (NNN) Lease Agreement ("Agreement") is entered into on this ____ day of _____, 20__, by and between:

- **Landlord:** _____
- **Address:** _____
- **Tenant:** _____
- **Address:** _____

1. Premises

The Landlord hereby leases to the Tenant the premises located at:

("Premises").

2. Term

The term ("Term") of this Lease shall commence on the ____ day of _____, 20__, and shall (select one):

- ☐ Continue for a period of ____ years, ending on the ____ day of _____, 20__.
- ☐ Be on a month-to-month basis.

3. Rent

The Tenant agrees to pay the Landlord, as rent, \$_____ per month, due on the first day of each month.

4. Triple Net Expenses

Tenant shall be responsible for paying, in addition to rent, all costs associated with:

- Property taxes
- Building insurance
- Maintenance and repairs
- Utilities and other expenses related to the Premises

5. Use of Premises

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

6. Maintenance and Repairs

Tenant shall, at its own expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the Term.

7. Insurance

Tenant shall maintain, at its own cost, insurance coverage on the Premises as required by the Landlord, including liability, fire, and casualty insurance.

8. Taxes

Tenant agrees to pay all real estate taxes, assessments, and other charges that may be levied or assessed against the Premises during the Term.

9. Default

If Tenant fails to pay rent or any other charges when due or defaults in the performance of any of the terms hereof, Landlord may terminate this Lease as provided by law.

10. Miscellaneous

- This Agreement constitutes the entire agreement between the parties.
- No modifications shall be valid unless in writing and signed by both parties.
- This Agreement shall be governed by the laws of the state of _____.

Landlord Signature Date: _____

Name: _____

Tenant Signature Date: _____

Name: _____