

Gross Lease Agreement

Office Building

1. Parties

This Gross Lease Agreement ("Agreement") is made effective as of _____ ("Effective Date"), by and between:

Landlord: _____

Address: _____

Tenant: _____

Address: _____

2. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises located at:

_____ (the "Premises"), consisting of approximately _____ square feet, in the office building known as:

3. Term

The term of this Lease shall commence on _____ ("Commencement Date") and shall continue for a period of _____ months/years, unless otherwise terminated or extended in accordance with this Agreement.

4. Rent

Tenant agrees to pay Landlord gross rent of \$_____ per month, payable in advance on or before the first day of each month. Rent shall be delivered to Landlord at the address stated above, unless otherwise directed in writing.

5. Use of Premises

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

6. Maintenance & Utilities

- Landlord shall be responsible for all maintenance, repairs, taxes, insurance, and utilities related to the Premises, except as otherwise provided herein.

- Tenant shall maintain the Premises in a clean and orderly condition.

7. Alterations

Tenant shall not make any alterations or improvements to the Premises without Landlord's prior written approval.

8. Insurance

Landlord shall maintain insurance for the building. Tenant may, at its option, obtain insurance for its personal property and liability.

9. Default

If Tenant fails to pay rent or otherwise breaches this Agreement, Landlord may terminate this Lease in accordance with applicable law.

10. Governing Law

This Agreement shall be governed by, and construed in accordance with, the laws of the state of

_____.

11. Entire Agreement

This document constitutes the entire agreement between the Parties concerning the subject matter herein, and supersedes all prior agreements, understandings, or representations.

Landlord Signature

Date: _____

Tenant Signature

Date: _____