

# Gross Lease Agreement

## Office Building

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### 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: \_\_\_\_\_