

# Standard Commercial Property Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective as of [Date] by and between:

- Landlord: [Landlord Name], located at [Landlord Address]
- Tenant: [Tenant Name], located at [Tenant Address]

Landlord leases to Tenant the premises described below under the terms and conditions set forth in this Lease.

## 1. Premises

The property that is the subject of this Lease is located at [Property Address] ("Premises").

## 2. Term

The term of this Lease shall begin on [Start Date] and shall continue for a period of [Lease Term], unless otherwise terminated in accordance with this Lease.

## 3. Rent

Tenant shall pay to Landlord monthly rent in the amount of [Rent Amount], due in advance on the first day of each month during the Lease term.

## 4. Security Deposit

Tenant shall pay a security deposit in the amount of [Deposit Amount] upon execution of this Lease.

## 5. Use of Premises

The premises shall be used for [Permitted Use] and for no other purpose without the prior written consent of Landlord.

## 6. Maintenance and Repairs

Tenant shall maintain the Premises in good condition at all times and shall be responsible for all repairs, excluding structural repairs, unless otherwise stated herein.

## 7. Utilities

Tenant shall be responsible for all utilities and services required on the Premises unless otherwise agreed by both parties in writing.

## 8. Insurance

Tenant shall maintain appropriate liability insurance throughout the term of this Lease and provide proof of

such insurance to Landlord upon request.

## **9. Default**

If Tenant fails to pay rent or breaches any provision of this Lease, Landlord may terminate the Lease as provided by applicable law.

## **10. Governing Law**

This Lease shall be governed by the laws of the State of [State].

This Lease contains the entire agreement between the parties. Any modifications must be in writing and signed by both parties.

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Landlord Signature

Date: \_\_\_\_\_

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Tenant Signature

Date: \_\_\_\_\_