

Triple Net Lease Agreement

This Triple Net Lease Agreement ("Lease") is made and entered into as of _____, by and between **Landlord Name** ("Landlord") and **Tenant Name** ("Tenant").

1. Premises

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

Address: _____

Suite: _____

City, State, ZIP: _____

with a total rentable area of _____ square feet ("Premises").

2. Term

The term of this Lease shall commence on _____ ("Commencement Date") and expire on _____ ("Expiration Date").

3. Rent

Tenant shall pay to Landlord a base rent of \$ _____ per month, payable in advance on the first day of each month.

4. Operating Expenses

1. **Taxes:** Tenant shall pay its pro-rata share of all real estate taxes and assessments for the Premises.
2. **Insurance:** Tenant shall maintain and pay for commercial general liability and property insurance, and contribute to Landlord's insurance costs covering the building.
3. **Maintenance:** Tenant shall be responsible for its pro-rata share of costs relating to maintenance, repairs, and utilities for the Premises, including exterior and common areas.

5. Use of Premises

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

6. Assignment and Subletting

Tenant shall not assign this Lease or sublet the Premises without the prior written consent of Landlord.

7. Default

If Tenant fails to pay rent or perform any obligation under this Lease, Landlord may terminate the Lease upon written notice to Tenant, subject to rights to cure as provided herein.

8. Miscellaneous

- This Lease constitutes the entire agreement between the parties.
- This Lease may be amended only in writing signed by both Landlord and Tenant.
- This Lease shall be governed by the laws of the State of _____.

Landlord Name

Date: _____

Tenant Name

Date: _____