

Gross Commercial Lease Agreement

Landlord: _____

Tenant: _____

Premises Address: _____

Lease Start Date: _____

Lease End Date: _____

Base Rent Amount: _____ per _____

1. Premises

The Landlord hereby leases to the Tenant the commercial property located at the address above ("Premises") for the term and rent described herein.

2. Term

The Lease shall begin on _____ ("Commencement Date") and continue until _____ ("Expiration Date") unless otherwise terminated in accordance with this Agreement.

3. Rent

Tenant shall pay to Landlord gross rent in the amount of _____ per month, payable in advance on the first day of each calendar month. All operating expenses and property taxes are included in the gross rent.

4. Use of Premises

The Premises shall be used and occupied only for lawful commercial purposes as permitted by applicable laws and zoning ordinances.

5. Maintenance and Repairs

Landlord shall be responsible for all major maintenance and repairs, except for damages caused by Tenant's negligence.

6. Utilities

Utilities shall be paid as follows: _____

7. Insurance

Tenant shall maintain general liability insurance as required by Landlord, with Landlord named as additional insured.

8. Default

In the event of default by Tenant, Landlord may terminate this Lease and pursue available legal remedies as

provided by law.

9. Miscellaneous

This Agreement represents the entire understanding between the parties. No oral statements or prior agreements shall have any force or effect.

Landlord

Name: _____

Signature: _____

Date: _____

Name: _____

Signature: _____

Date: _____