

Industrial Warehouse Lease Sample

1. Parties

This Lease Agreement ("Agreement") is made and entered into on **[Insert Date]**, by and between:

Landlord	Tenant
[Landlord Name] [Landlord Address]	[Tenant Name] [Tenant Address]

2. Property

The Landlord hereby leases to the Tenant the property described as:

- Address: [Warehouse Address]
- Square Footage: [____ sq ft]
- Usage: Industrial Warehouse

3. Term

The term of this lease shall begin on **[Start Date]** and end on **[End Date]**, unless otherwise terminated pursuant to this Agreement.

4. Rent

The Tenant agrees to pay a monthly rent of **[\$Amount]**, payable in advance on the first day of each month to the Landlord at the address specified above or at another place designated by the Landlord.

5. Security Deposit

Tenant shall deposit with Landlord the sum of **[\$Deposit Amount]** as security for the performance of the Tenant's obligations under this Lease.

6. Use of Premises

The Tenant shall use the premises solely for industrial warehouse purposes and shall not use, or permit the use of, the premises for any unlawful purpose.

7. Maintenance and Repairs

Tenant shall keep and maintain the premises in good condition and shall be responsible for all maintenance and repairs, except for structural repairs which shall be the responsibility of the Landlord.

8. Utilities

The Tenant shall be responsible for payment of all utilities and services for the premises, including but not limited to electricity, gas, water, sewer, and trash collection.

9. Insurance

The Tenant shall maintain adequate insurance coverage for their operations and contents within the warehouse throughout the term of the Lease.

10. Default

If the Tenant fails to perform any obligation under this Lease, the Landlord may terminate this Agreement after giving written notice and an opportunity to cure.

11. Other Provisions

- Assignment and Subletting: Tenant shall not assign or sublet the premises without prior written consent of Landlord.
- Governing Law: This Lease shall be governed by the laws of the State of [State Name].

Landlord Signature

Date: _____

Tenant Signature

Date: _____