

Shopping Center Tenant Lease Outline

1. Parties

- Landlord: _____
- Tenant: _____

2. Premises

- Shopping Center: _____
- Leased Space: _____
- Approximate Square Feet: _____
- Location: _____

3. Lease Term

- Commencement Date: _____
- Expiration Date: _____
- Renewal Option: Yes ~ No ~

4. Rent

- Base Rent: \$_____/month
- % Rent (if applicable): _____
- Rent Commencement: _____
- Security Deposit: \$_____

5. Operating Expenses

- Tenant Share of CAM/Taxes/Insurance: _____
- Other Charges: _____

6. Use

- Permitted Use: _____
- Exclusive Rights: _____
- Restrictions: _____

7. Improvements

- Landlord Work: _____
- Tenant Work: _____
- Allowance: \$_____

8. Assignment & Subletting

- Assignment/Subletting Rights: _____

9. Insurance

- Required Coverages: _____

10. Other Provisions

- Signage: _____
- Parking: _____
- Utilities: _____
- Default/Remedies: _____
- Other: _____

11. Signatures

- Landlord Signature: _____ Date: _____
- Tenant Signature: _____ Date: _____