

Triple Net (NNN) Lease Contract

1. Parties

This Triple Net (NNN) Lease Agreement ("Lease") is entered into as of _____, by and between:

Landlord ("Lessor"): _____

Tenant ("Lessee"): _____

Premises Address: _____

2. Lease Term

The Lease shall commence on _____ and shall continue for a period of _____ months/years, unless sooner terminated pursuant to this Lease.

3. Rent

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

4. Triple Net Obligations

In addition to base rent, Tenant shall be solely responsible for payment of the following expenses relating to the Premises:

- All real estate taxes and assessments
- Insurance premiums (as required by this Lease)
- All maintenance, repair, and operating costs (including utilities)

5. Maintenance and Repairs

Tenant shall, at Tenant's sole cost and expense, maintain and keep the Premises (including all structural and non-structural components) in good order, condition, and repair.

6. Insurance

Tenant, at their sole cost and expense, shall maintain comprehensive general liability insurance, property insurance, and any other insurance deemed necessary by Landlord.

7. Taxes

Tenant shall pay all real estate taxes, assessments, or governmental charges levied against the Premises during the term.

8. Utilities

Tenant shall be responsible for the payment of all utilities and services supplied to the Premises.

9. Default

If the Tenant fails to pay rent or perform any obligation under this Lease within the time provided, Landlord may terminate this Lease in accordance with applicable law.

10. Other Terms

Add additional terms and provisions here as necessary for the transaction.

11. Entire Agreement

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

Landlord Signature
Date: _____

Tenant Signature
Date: _____