

# 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.

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Landlord Signature

Date: \_\_\_\_\_

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Tenant Signature

Date: \_\_\_\_\_