

Modified Gross Lease Contract

This Modified Gross Lease ("**Lease**") is entered into as of this ____ day of _____, 20____, by and between:

Landlord	Name: _____ Address: _____
Tenant	Name: _____ Address: _____
Premises	Address: _____ Suite/Unit: _____

1. Term

This Lease begins on ____/____/____ and will continue for a period of ____ (____) months/years, ending on ____/____/____.

2. Rent

Tenant agrees to pay base monthly rent of \$_____, due on the first day of each month.

3. Operating Expenses

- Landlord shall pay: Real Estate Taxes, Property Insurance (excluding Tenant's contents), and Common Area Maintenance.
- Tenant shall pay: Utilities (electricity, water, gas), janitorial services within Premises, and Tenant's proportionate share of increased operating expenses exceeding Base Year _____.

4. Use of Premises

Tenant shall use the Premises solely for _____ and for no other purpose without Landlord's written consent.

5. Maintenance & Repairs

Tenant is responsible for keeping the interior of the Premises in good order. Landlord will maintain structural portions, roof, and common areas.

6. Alterations

Tenant may not make any alterations or improvements without Landlord's prior written consent.

7. Insurance

Tenant must maintain liability insurance with minimum limits of \$_____, naming Landlord as additional insured.

8. Assignment & Subletting

Tenant shall not assign this Lease or sublet the Premises without Landlord's written consent.

9. Default

If Tenant fails to pay rent or breaches any provision of this Lease, Landlord may terminate the Lease after giving required notice.

10. Miscellaneous

- This Lease is governed by the laws of the State of _____.
- All notices shall be in writing and delivered to the addresses above.
- This document contains the entire agreement between Landlord and Tenant.

Landlord Signature

Date: _____

Tenant Signature

Date: _____