

Restaurant Lease Agreement

This Restaurant Lease Agreement ("Agreement") is made and entered into as of _____ (the "Effective Date"), by and between:

Landlord: _____

Address: _____

Tenant: _____

Address: _____

1. Premises

The Landlord hereby leases to the Tenant the premises located at:

_____, consisting of approximately _____ square feet (the "Premises"), to be used solely for the purpose of operating a restaurant.

2. Term

The term of this Lease shall commence on _____ and shall continue for a period of _____ years, unless terminated earlier in accordance with this Agreement.

3. Rent

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

4. Security Deposit

The Tenant shall pay a security deposit of \$_____ to the Landlord upon execution of this Agreement.

5. Use of Premises

- The Premises shall be used and occupied solely for the operation of a restaurant.
- Tenant shall comply with all applicable laws and regulations.

6. Maintenance and Repairs

- Tenant shall keep the Premises clean and in good repair.
- Landlord shall be responsible for structural repairs.

7. Utilities

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

8. Insurance

Tenant shall maintain liability insurance for the Premises with coverage of at least \$_____.

9. Assignment and Subletting

Tenant shall not assign or sublet the Premises without prior written consent of the Landlord.

10. Default

In the event of breach of any term of this Agreement, the non-breaching party may terminate this Lease in accordance with applicable laws.

11. Miscellaneous

- This Agreement represents the entire understanding between the parties.
- No amendment to this Agreement will be effective unless in writing signed by both parties.
- This Agreement shall be governed by the laws of the state of _____.

Landlord Signature

Date

Tenant Signature

Date