

# Restaurant Lease Agreement

This Restaurant Lease Agreement (â€œAgreementâ€) is made and entered into as of \_\_\_\_\_  
(â€œEffective Dateâ€), 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  
(â€œPremisesâ€), 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 \_\_\_\_\_.

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Landlord Signature

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Date

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Tenant Signature

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Date