

Shopping Center Lease Contract Template

This Shopping Center Lease Contract ("Lease") is made on this ____ day of _____, 20____, by and between:

Landlord:

Name: _____

Address: _____

Tenant:

Name: _____

Address: _____

1. Leased Premises

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

Address: _____

Unit/Shop No.: _____

Area: _____ sq.ft.

2. Lease Term

The lease term shall begin on _____ and shall:

☐ Continue for a fixed period of _____ months/years, ending on _____

☐ Automatically renew unless terminated in accordance with this Lease.

3. Rent and Payments

1. **Base Rent:** Tenant shall pay base rent in the amount of \$_____ per month, due on the ____ day of each month.

2. **Security Deposit:** \$_____ to be paid upon signing of Lease.

3. **Additional Charges:** (e.g., utilities, maintenance, common area charges)

4. Use of Premises

The premises shall be used for the purpose of: _____ only and for no other purpose without written consent of the Landlord.

5. Maintenance and Repairs

Landlord's Responsibilities: Structural repairs, roof, exterior and common areas.

Tenant's Responsibilities: Interior maintenance, fixtures, and all repairs not stated as Landlord's responsibility.

6. Insurance

The Tenant shall maintain commercial general liability insurance with a minimum coverage of \$_____. A copy of the insurance certificate must be provided to the Landlord.

7. Assignment and Subletting

Tenant shall not assign this Lease or sublease any part of the premises without prior written consent from Landlord.

8. Termination

Either party may terminate this Lease by providing written notice of at least ____ days. Early termination by the Tenant may result in forfeiture of deposit or other fees as described herein.

9. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of _____.

10. Additional Terms

(Insert any special conditions or provisions here.)

Landlord's Signature

Date: _____

Tenant's Signature

Date: _____