

# 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

- Base Rent:** Tenant shall pay base rent in the amount of \$\_\_\_\_\_ per month, due on the \_\_\_\_\_ day of each month.
- Security Deposit:** \$\_\_\_\_\_ to be paid upon signing of Lease.
- 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.)*

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Landlord's Signature

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

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Tenant's Signature

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