

# Triple Net (NNN) Lease Agreement

This Triple Net Lease Agreement ("Agreement") is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **Landlord:** \_\_\_\_\_ and **Tenant:** \_\_\_\_\_.

## 1. Premises

The Landlord leases to the Tenant the premises located at: \_\_\_\_\_ ("Premises").

## 2. Term

The term of this lease shall commence on \_\_\_\_\_ and shall continue for \_\_\_\_\_ years/months, ending on \_\_\_\_\_.

## 3. Rent

Tenant agrees to pay monthly rent in the amount of \$\_\_\_\_\_, due on the \_\_\_\_\_ day of each month.

## 4. Triple Net Obligations

In addition to Base Rent, Tenant shall be responsible for paying all costs associated with the Premises, including but not limited to:

1. Real estate taxes and assessments
2. Property insurance premiums
3. All maintenance, repair, and operating expenses
4. Utilities used at or for the Premises

## 5. Maintenance and Repairs

Tenant shall, at its sole expense, keep and maintain the Premises in good order and repair, including the roof, exterior walls, structural components, HVAC, plumbing, and electrical systems.

## 6. Insurance

Tenant shall, at its expense, obtain and maintain insurance coverage for the Premises in forms and amounts acceptable to Landlord, including property and liability insurance naming Landlord as additional insured.

## 7. Taxes

Tenant shall pay all real estate taxes, special assessments, and other governmental charges levied on the Premises during the Lease term.

## 8. Assignments and Subletting

Tenant may not assign this Lease or sublet the Premises, in whole or in part, without prior written consent of the Landlord.

## **9. Default**

If Tenant defaults in the payment of rent or performance of any term hereof, Landlord may terminate this Lease upon written notice, subject to any applicable cure periods.

## **10. Governing Law**

This Agreement shall be governed and construed in accordance with the laws of the State of

\_\_\_\_\_.

## **11. Entire Agreement**

This document contains the entire agreement between the parties. No oral statements or prior agreements shall have any force or effect.

\_\_\_\_\_

Landlord Signature:

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

Tenant Signature:

Date: