

# Industrial Property Management Agreement

This Sample Agreement ("Agreement") is made and entered into as of [Date], by and between:

**Owner:** [Owner Name], having its principal office at [Owner Address]

**Manager:** [Manager Name], having its principal office at [Manager Address]

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## 1. Definitions

- Definitions of key terms used throughout the Agreement.

## 2. Appointment

- Appointment of Manager by Owner to manage the property/properties described in **Schedule A**.

## 3. Term

- Commencement and duration of the Agreement
- Termination rights and notice period

## 4. Scope of Services

1. Property operations and maintenance
2. Leasing and tenant management
3. Rent and fee collection
4. Financial reporting and record keeping
5. Contractor and vendor management
6. Compliance and regulatory matters
7. Insurance and risk management

## 5. Manager's Duties and Responsibilities

- Performance standards
- Obligations in handling funds, records, and communications

## 6. Owner's Duties and Responsibilities

- Information and documentation to be provided to Manager
- Payment of expenses and funding requirements

## 7. Compensation and Payment

- Base management fee
- Incentive/performance fee (if applicable)
- Reimbursement of expenses

## **8. Representations and Warranties**

- Mutual representations of authority and capacity
- Property compliance with laws

## **9. Liability and Indemnity**

- Manager's liability limitations
- Indemnification clauses

## **10. Insurance**

- Requirements for Owner and Manager coverage
- Policy types and minimum amounts

## **11. Reporting and Records**

- Types and frequency of financial and operational reports
- Records retention period

## **12. Confidentiality**

- Protection of confidential information

## **13. Termination**

- Termination for cause
- Termination for convenience
- Obligations upon termination

## **14. Miscellaneous**

- Notices
  - Governing law
  - Entire agreement
  - Amendment procedures
  - Assignment
  - Counterparts
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**Schedule A: Description of Property(ies)**

[Insert details of the industrial property or properties covered by this Agreement]

**Schedule B: Fee Structure**

[Insert detailed fee arrangement and payment schedule]

[Signature Page Follows]