

Commercial Lease Agreement

This Lease agreement is made on this _____ day of _____ (Month), _____ (Year) by and between
_____ (hereinafter "Landlord")

AND

_____ (hereinafter "Tenant").

In consideration for the shared promises and agreements contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following stated grounds:

2. The tenure of the Lease shall be for _____ beginning _____ and ending _____.

3. The Tenant shall pay to Landlord as rent \$ _____ per year in equal monthly installments of \$ _____ payable in advance _____ (Time Period).

4. This Lease is subject to all present or prospect mortgages affecting the property.

5. Tenant shall use and inhabit the building only as a _____ (Tenant Rental Status) subject at all times to the approval of the Landlord.

6. The Tenant shall not make any amendments, additions or improvements to the building without the prior written permission of the Landlord.

7. The property-owner, at his own cost, shall equip the following utilities or facilities for the benefit of the occupant:

8. The leaseholder, at his own cost, shall provide the following:

9. The leaseholder shall purchase at his own cost public liability insurance in the amount of \$ _____ as well as fire and exposure insurance in the amount of \$ _____ for the property and shall provide satisfactory proof thereof to the property-owner and shall continue same in force and effect throughout the Lease period hereof.

10. The leaseholder shall not let or commit waste to the property.

11. The leaseholder shall meet the terms, policies, order codes and laws of all governmental establishments having authority over the property.

12. The Tenant shall not allow or engage in any activity that will affect an increase in the rate of insurance for the Building in which the property is not contained nor shall the leaseholder allow or commit any annoyance thereon.

The Commercial Property Lease

S Marginson



The Commercial Property Lease:

The Commercial Property Lease: Negotiating specific terms, drafting special leases, and structuring assignments and subleases, 1993 The Commercial Property Lease Patrick A. Randolph (Jr.), American Bar Association. Section of Real Property, Probate, and Trust Law, 2000 **The Commercial Property Lease: Allocating risk, controlling use, tenant's rights, and landlord's remedies**, 1993 **The Commercial Property Lease: Structuring agreements, assessing expenses, and preventing liabilities for landlords and tenants** Patrick A. Randolph, 1993 **The Commercial Property Lease**, 1993 The Art Of Commercial Real Estate Leasing R. Craig Coppola, 2014-09-16 Why wait another day Make the most of your commercial property A commercial building is just a building but it s an investment once it s leased with positive cash flow Sounds easy It s not To invest and lease right you need the help of an expert who has spent his professional life as a commercial real estate broker and investor You need the decades long master of commercial real estate on your side You need Craig Coppola Before you make your next commercial real estate investment move read this book In it you ll find Craig s wisdom insights and how to s the very techniques he uses to maximize his clients and his own investments Thinking of taking on leasing by yourself This book will guide you Considering hiring a broker to represent your properties This book will make you a better buyer of those services It s fast easy indispensable **Rent Adjustment and Tenant Default in English and German Commercial Property Leases** Jan Mataushek, 2010 In recent years real estate investment has witnessed an unprecedented internationalisation However national markets largely continue to be shaped by domestic law and local business practices This book provides a comparison of the British and German property markets which are Europe s most important and discusses key elements of the economics of leasing Applying the theory of long term contracts and the economic analysis of bankruptcy law to leases it examines in detail the regulations pertaining to rent adjustment and tenant default which can substantially impact investment performance The prevailing rent adjustment mechanisms such as rent review and indexation are discussed A comparison is made of the remedies available to landlords of defaulting tenants under both jurisdictions **The Commercial Lease Formbook** Ira Meislik, Dennis Horn, 2010 An authoritative resource to all aspects of negotiating and drafting effective commercial property leases this book features an array of state of the art lease forms that can be quickly tailored for a particular transaction Expert commentary is woven into the text to clarify and explain each provision of the leases included office leases retail leases industrial and warehouse leases and specialized leases plus lease related documents Features 21 lease forms and six lease related documents 14 in the book and CD ROM an 13 only on CD ROM , *State by State Guide to Commercial Real Estate Leases* Mark A. Senn, 2021-12-17 *State by State Guide to Commercial Real Estate Leases* is the only reference that cuts through the tangle of state laws and gathers together in one two volume set the essential information you need to know It s all presented in a unique instant access format that s quick and easy to use With the new 2022 Edition of *State by State Guide to Commercial*

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