

# 5 Year Commercial Lease Agreement

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This Commercial Lease Agreement ("Agreement") is made and entered into on [Date], by and between [Landlord's Full Name or Company Name] ("Landlord"), located at [Landlord's Address], and [Tenant's Full Name or Company Name] ("Tenant"), located at [Tenant's Address].

**1. Premises:** The Landlord hereby agrees to lease to the Tenant the property located at [Premises Address] (the "Premises").

**2. Term:** The lease term shall commence on [Start Date] and shall continue for a period of five (5) years, terminating on [End Date] unless earlier terminated pursuant to the terms herein or extended by mutual written agreement.

**3. Rent:**

a. **Base Rent:** Tenant agrees to pay a monthly base rent of \$[Amount], payable on the first day of each month.

b. **Rent Adjustment:** The Base Rent shall increase by [Percentage]% annually on the anniversary of the lease commencement date.

**4. Security Deposit:** Tenant shall deposit with Landlord the sum of \$[Amount] as security for the performance of Tenant's obligations under this Agreement. The Security Deposit will be returned to Tenant within [Number] days after the termination of the lease, less any amounts required to cover damages or arrears.

**5. Use of Premises:** The Premises shall be used and occupied solely for [Describe Permitted Use], and for no other purpose without the prior written consent of the Landlord.

**6. Maintenance and Repairs:**

a. **Tenant's Responsibilities:** Tenant shall, at its own expense, keep and maintain the

Premises in good and sanitary condition and repair during the term of this Agreement and any renewal thereof.

b. **Landlord's Responsibilities:** Landlord shall be responsible for structural repairs and maintenance of common areas.

**7. Utilities and Services:** Tenant shall be responsible for all utilities and services incurred in relation to the Premises, except for [Exceptions if any].

**8. Alterations and Improvements:** Tenant may not make any alterations to the Premises without the prior written consent of the Landlord. All alterations shall become the property of the Landlord upon termination of this lease.

**9. Insurance:** Tenant shall maintain commercial general liability insurance coverage in an amount not less than \$[Amount] per occurrence and property insurance on its own contents.

**10. Indemnification:** Tenant agrees to indemnify, defend, and hold the Landlord harmless from any claims arising from Tenant's use of the Premises, except for those due to Landlord's negligence.

**11. Termination and Renewal:**

a. **Early Termination:** Either party may terminate this Agreement upon [Number] days written notice to the other party under specific conditions stated herein.

b. **Renewal:** This Agreement may be renewed upon mutual agreement of both parties in writing at least [Number] months before the current term expires.

**12. Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of [State].

**Signatures:**

[Landlord's Name/Signature]

Landlord

[Tenant's Name/Signature]

Tenant

**Date:** [Date of Signing]