
Commercial Lease Agreement

This Commercial Lease Agreement ("Agreement") is made and effective as of [Date], by and between [Landlord Name] ("Landlord"), with an address at [Landlord Address], and [Tenant Name] ("Tenant"), with an address at [Tenant Address].

1. Premises:

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises described as [describe the leased premises, including square footage, location, and any other relevant details], (the "Premises").

2. Term:

The lease term shall commence on [Start Date] and shall terminate on [End Date] unless extended or terminated sooner in accordance with the provisions herein (the "Lease Term").

3. Rent:

Tenant agrees to pay Landlord [amount] per [month/year] as rent, due on the first day of each month. The first month's rent is due upon the execution of this Agreement.

4. Security Deposit:

Tenant shall deposit with Landlord the sum of [amount] as a security deposit to secure Tenant's faithful performance of the terms of this lease. The security deposit shall be returned to Tenant within [number] days after the termination of this lease, less any amounts necessary to cover damages, if any, to the Premises.



5. Use of Premises:

The Premises shall be used and occupied solely for [specify type of business or commercial activity], and for no other purpose without the prior written consent of Landlord.

6. Maintenance and Repairs:

Tenant shall, at Tenant's own expense, keep and maintain the Premises in good and sanitary condition and repair during the term of this lease and any extension thereof.

7. Alterations:

No alterations, additions, or improvements shall be made by Tenant to the Premises without the prior written consent of Landlord.

8. Insurance:

Tenant shall maintain at Tenant's expense, throughout the term of the lease, insurance coverage sufficient to cover loss or damage to the Premises and liability insurance covering Tenant's activities on the Premises.


9. Utilities:

Tenant shall be responsible for all utilities and services incurred in relation to the Premises unless otherwise specified in this Agreement.

10. Termination:

Upon termination of this lease, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this lease, reasonable use and wear and tear excepted.

11. Default:



If Tenant fails to comply with any of the financial or material provisions of this Agreement, and such failure continues for more than [number] days after written notice from Landlord, this shall constitute a default under this Agreement.

12. Governing Law:

This Agreement shall be governed by, and construed in accordance with, the laws of the State of [State Name].

13. Signatures:

IN WITNESS WHEREOF, the parties hereto have executed this Commercial Lease Agreement on the day and year first above written.

[Landlord's Signature & Date]

[Printed Name of Landlord]

[Tenant's Signature & Date]

[Printed Name of Tenant]