

Shop Rental Agreement for Medical

This Shop Rental 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"), who will operate a medical practice, located at [Tenant's Address].

1. Premises: The Landlord hereby agrees to lease to the Tenant the property located at [Premises Address] (the "Premises"), which shall be used exclusively for medical purposes.

2. Term: The lease term shall commence on [Start Date] and shall terminate on [End Date], unless earlier terminated pursuant to the terms herein or extended by mutual 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. **Late Payment:** A late fee of \$[Late Fee Amount] will be charged if the rent is paid after the [Day of Month] of the month.

4. Security Deposit: Tenant shall provide a security deposit of \$[Amount] upon execution of this Agreement, to cover any damages or unpaid rent. The deposit will be returned within [Number] days of lease termination, minus any deductions for repairs or unpaid dues.

5. Use of Premises: The Premises are to be used solely for the operation of a medical practice or healthcare-related business. Any other use requires prior written consent from the Landlord.

6. Compliance: Tenant agrees to comply with all local, state, and federal regulations regarding the operation of a medical facility, including but not limited to health, safety, and accessibility standards.

7. Maintenance and Repairs:

a. **Tenant's Responsibilities:** Tenant is responsible for the interior maintenance and repair of the Premises, including medical equipment, plumbing in relation to medical use, and electrical fixtures.

b. **Landlord's Responsibilities:** Landlord shall maintain the structural integrity of the building, roof, and exterior walls.

8. Alterations: Tenant may not make structural alterations to the Premises without the prior written approval of the Landlord. Non-structural alterations are permitted but must be removed or restored at the end of the lease term.

9. Insurance: Tenant shall maintain adequate medical malpractice insurance, general liability insurance, and property insurance to cover the contents of the Premises.

10. Termination: Either party may terminate this Agreement upon [Number] days written notice to the other party. Special termination conditions related to regulatory changes affecting medical practices will be specified herein.

11. Renewal: This Agreement may be renewed under the same or revised terms, subject to mutual agreement.

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]