

Commercial Lease Contract Form Sample

This **commercial lease contract** form sample is designed specifically for small businesses, ensuring clear terms and legal protection. It outlines essential clauses such as rent, duration, and responsibilities, facilitating a smooth leasing process. Use this template to create a professional agreement tailored to your business needs.

Commercial Lease Agreement

This **Lease Agreement** ("Agreement") is entered into on [Date] by and between:

- **Landlord:** [Landlord Name], of [Landlord Address]
- **Tenant:** [Tenant Name - Business Name], of [Tenant Address]

1. Property

Landlord hereby leases to Tenant the commercial premises located at [Address of Premises] ("Premises").

2. Term

The lease will commence on [Start Date] and terminate on [End Date], unless extended or terminated earlier in accordance with this Agreement.

3. Rent

Tenant agrees to pay Landlord a monthly rent of [\$ Amount], due on the [Day] of each month.

4. Security Deposit

Tenant shall pay a security deposit of [\$ Amount] upon signing this Agreement, to be returned at the end of the lease term subject to the condition of the Premises.

5. Use of Premises

The Premises shall be used for [Type of Business] and for no other purpose without Landlord's prior written consent.

6. Maintenance and Repairs

Landlord responsibilities: Maintain structural integrity, roof, and exterior.

Tenant responsibilities: Keep interior clean, promptly report damages, and not make alterations without consent.

7. Utilities

Tenant shall be responsible for payment of all utilities and services for the Premises unless otherwise specified herein.

8. Insurance

Tenant shall obtain and maintain liability insurance in an amount not less than [\$ Amount] during the lease term.

9. Termination

This Agreement may be terminated by either party upon [Number] days written notice, subject to the terms herein.

10. Additional Terms

[Insert any additional terms or clauses specific to the business or location]

Landlord Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____