

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 instalments 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.