

STANDARD COMMERCIAL LEASE

This LEASE is made this _____ day of _____, 20____, by and between
_____, a _____ (hereinafter "LESSOR"), and
_____, a _____ corporation (hereinafter "LESSEE").

WITNESSETH:

WHEREAS, LESSOR is the fee simple owner of certain real property located in _____ Missouri, legally described in Exhibit "A" attached hereto and made a part hereof and commonly known and numbered as _____ together with the building constructed thereon consisting of _____ square feet and the other improvements located thereon and the appurtenances thereto belonging (collectively the "Premises"); and

WHEREAS, LESSOR has agreed to lease the Premises to LESSEE and LESSEE has agreed to lease the Premises from LESSOR on the terms stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, LESSOR and LESSEE hereby covenant and agree as follows:

1. **PREMISES:** LESSOR leases the Premises to LESSEE, and LESSEE leases the Premises from LESSOR. The Premises shall be used only for _____ and for no other purpose, without LESSOR'S prior written consent, which shall not be unreasonably withheld.

2. **RENT:** LESSEE agrees to pay as rent for the Premises, _____ Dollars (\$ _____) per year (\$ _____ per square foot), payable in equal monthly installments of _____ Dollars (\$ _____) each, payable in advance on the first day of each calendar month during the term of this Lease. Any rent payments received by LESSOR more than ten (10) days late shall bear interest from the dates they are due until the dates they are paid, at a rate of ten percent (10%) per annum.