

COMMERCIAL LEASE SPEC SHEET

1. PARTIES TO THE LEASE

Lessor (Landlord/entity owning the premises):

Name of Lessor: _____

Lessor's Entity Type and State of Formation (e.g. individual; Texas corporation, LLC, LP, etc.): _____

Contact Person's Name and Title: _____

Mailing Address: _____

Physical Address: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

Lessee (Tenant/entity leasing the premises from Landlord/Owner):

Name of Lessee: _____

Lessee's Entity Type and State of Formation (e.g. individual; Texas corporation, LLC, LP, etc.): _____

Contact Person's Name and Title: _____

Mailing Address: _____

Physical Address: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

2. PREMISES DESCRIPTION

Name of Building (if any): _____

Address of Building: _____

Location of space being leased in Building (i.e. floor, suite # or area – e.g. northwest corner):

Total square footage being leased (do not include “common areas” e.g. hallways or restrooms):

Any common areas included in lease? If not, is usage of common areas allowed?_

What is the intended use? Is lease space use restricted?

Any modifications, improvements or renovations necessary before occupying the lease space? If yes, please describe: _____

Any parking spots needed? _____ Yes _____ No

If yes, please list number of spaces, type (i.e. reserved, unreserved), and any additional charges: _____

3. TERM

Length of lease (months or years): _____

Commencement date and expiration date: _____

Any renewal period or option? If yes, how long? _____

4. RENTAL PAYMENTS

Rent amount? _____ Monthly or yearly? _____

Remittance address: _____

Rent escalation during term? If yes, describe: _____

Any security deposit? If yes, how much? _____

5. SERVICES

Utilities (list who is paying for what and any special requirements e.g. # of phone lines, etc.):

Security (describe building security, if any, and if there will be additional charges associated with security devices e.g. access cards, etc.):_____

Janitorial (describe what services are provided, how often and if there is an additional charge):

Maintenance:_____

6. NOTICES

Notices (provide contact information for notices if different than information in Section 1):

7. EXHIBITS

Provide a copy of the floor plan showing the space to be leased along with any additional exhibits that will need to be attached to the lease.

Name of person completing this form:_____

Phone #/contact information:_____

Email:_____