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COMMERCIAL LEASE AGREEMENT

This Lease Agreement is made this ___ day of _____, 20___ by and between _____ [name of lessor], of _____ [street address], State of _____, hereinafter referred to as "Lessor", and _____ [name of lessee], of _____ [street address], State of _____, hereinafter referred to as "Lessee", collectively referred to herein as the "Parties";

WITNESSETH: In consideration of One Dollar and other valuable consideration paid to the Lessor by the Lessee and in consideration of the promises and covenants contained herein, the Parties hereby agree as follows:

1. DESCRIPTION OF LEASED PREMISES: The Lessor hereby agrees to lease to the Lessee, and the Lessee does hereby lease from the Lessor with full right, title and enjoyment thereto, the following described premises:

the "Premises".

2. USE OF LEASED PREMISES: The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for the following use and purpose:

Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Lessor only.

3. TERM OF LEASE: The term of this Lease shall be for a period of _____ (_____) years _____ months commencing on the _____ day of _____, 20___ and expiring at Midnight on the _____ day of _____, 20___ ("Initial Term")

4. OPTION TO RENEW:

(Check One)
 - Lessee may have the right to renew the Lease and shall exercise such renewal option by giving written notice to Lessor not less than 60 days prior to

COMMERCIAL TRIPLE NET (NNN) LEASE AGREEMENT

On this ___ day of _____, 20___, _____ with a mailing address of _____ in the City of _____, State of _____ ("Lessor") and _____ with a mailing address of _____ in the City of _____, State of _____ ("Lessee") entered into this Lease Agreement ("Agreement") for the lease of the premises located at _____ in the City of _____, State of _____ ("Premises") together with the right of ingress and egress and the non-exclusive use of common areas, pursuant to the following terms and conditions:

1. PREMISES: The Premises is located at _____ and consists of _____ Square Feet (SF). The Premises and Common Areas are further described in Attachment A attached hereto and incorporated herein.

2. USE: The Premises shall be used only as follows:

(collectively, the "Permitted Use"). Any use by the Lessee that does not correspond to the Permitted Use shall be prior written consent of the Lessor only.

3. TERM: The term of this Agreement shall be for ___ Years ___ Months and begin on the ___ day of _____, 20___ and continue through until:

The Lessee shall have the option to renew this Agreement for an additional ___ renewal period(s) in terms of ___ Years ___ Months upon the same conditions set forth herein subject to the increase in rent set forth in Section 3. Lessee shall provide Lessor with ___ days notice before the expiration of the exercise of this renewal option.

The Lessee shall NOT have the option to renew this Agreement.

4. Rent: The total amount rent for the initial period shall be _____ Dollars (\$ _____) paid monthly on the ___ day until the end of the term.
During the initial rental period, the monthly amount:



COMMERCIAL LEASE AGREEMENT (word) [Small thumbnail image of the lease agreement document]

SOUTH CAROLINA COMMERCIAL LEASE AGREEMENT

This Lease Agreement made the ____ day of _____, 20____, by and between _____ [name of lessor], of _____ [street address], State of _____, hereinafter referred to as "Lessor", and _____ [name of lessee], of _____ [street address], State of _____, hereinafter referred to as "Lessee", collectively referred to herein as the "Parties", agree as follows:

I. Property: The Lessor agrees to lease to the Lessee the following described _____ square feet (SF) of _____ [type of space] located at _____ [street address], State of South Carolina.

Additional Description: _____

Hereinafter known as the "Premises".

II. Period of Tenancy: The term of this Lease shall be for a period of ____ year(s) ____ month(s) commencing on the ____ day of _____, 20____ and expiring at Midnight on the ____ day of _____, 20____. ("Initial Term")

III. Monthly Rent Payments: The net monthly payment shall be _____ dollars (\$ _____), payable monthly with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the ____ day of each month. Said net monthly payment is hereafter referred to as the "Base Rent". Rent for any period during the term hereon, which is for less than 1 month shall be a pro-rata portion of the monthly rent.

IV. Security Deposit: In addition to the above, a deposit in the amount of _____ dollars (\$ _____), shall be due and payable in advance or at the signing of this Lease, hereinafter referred to as the "Security Deposit", and shall be held in escrow by the Lessor in a separate, interest-bearing savings account as security for the faithful performance of the terms and conditions of the Lease. The Security Deposit may not be used to pay the last month's rent unless written permission is granted by the Lessor.

V. Property Use: The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for the following use and purpose: _____

Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Lessor only.

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 installments 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.

You fill out a form. For long term leases, legislation dealing with subdivisions in the relevant state or territory may be relevant. For your convenience, the Commercial Property Lease Template kit for WA can be downloaded immediately as MS Word documents. The exact requirements for retail leases vary from one state or territory to the other, but it is often a question of the size of the property being leased and/or what it is going to be used for. How to modify the template? The completed document should be provided to all parties (including any guarantors, if applicable). In some cases, leases over a certain length of time are deemed to be subdivisions, according to that legislation. This may be found in conveyancing legislation or in planning legislation. Each party should be given the opportunity to read the agreement, and may need some time to do this given the length of the document. For commercial properties (that are not affected by retail tenancy legislation), this Lease will provide a quick and easy way to outline all of the terms of the agreement between the parties. The tenant will then need pay the rent and any security deposit on or before the dates as provided in the agreement. Note: Your initial answers are saved automatically when you preview your document. This screen can be used to save additional copies of your answers. This can lead to prosecution and fines. To be sure, please visit our retail leasing pages for a more detailed explanation of the additional documentation and procedure you will need to follow if you expect to comply with Western Australian retail tenancy laws. The document is created before your eyes as you respond to the questions. As a result, the parties may be found to have subdivided land without the appropriate approvals. Landlords who have property that fits within this retail tenancy legislation must only rent the property out using a retail lease. Buy and download WA Commercial property Lease Plus you will have access to the latest updated documents in your personalised Members' Area. You can modify it and reuse it. This is usually a good place to go for information about retail leases in the relevant state or territory. At the end, you receive it in Word and PDF formats. The parties will all then need to sign the document. Check to hide this tip in the future. Other commercial property such as scrap yards or warehouses may not be affected. Each state and territory government has an office or department that deals with fair trading or small business matters, (such as the "Small Business Commissioner" or the office of "Consumer Affairs and Fair Trading"). The law also imposes more restrictions on retail leases than it does for commercial leases. In addition, a court may refuse to uphold such a lease, meaning that the tenant may be released from the obligation to pay rent. Each state and territory in Australia has specific legislation which says that some types of commercial property can only be rented through a "retail lease" (rather than a general commercial lease). Now print your professional agreement! Sample Sections of Western Australian Commercial Tenancy Agreement Template The Commercial Tenancy Agreement kit WA contains: Professionally drafted Commercial Tenancy Agreement Template Easy-to-follow Users Guide; Agreement to Lease (heads of agreement); Tenant Application Form; Commercial Premises Inspection Report; Our unbeatable Customer Service. If in doubt, the parties should seek legal advice. You can use the documents time after time, simply insert the correct information in the appropriate fields and tab to the next field. This Commercial Lease Agreement can be used when a commercial property is being rented from a landlord (or lessor) to a tenant (or lessee). This is not designed for retail leases (see the discussion of the differences between retail leases and commercial leases, below). They are likely to face penalties if they fail to do this. If the premises are to be used by a business for the retail sale of goods to an end user, then its likely your lease falls under the Commercial Tenancy (Retail Shops) Agreements Act, 1985. Each party should keep a validly signed copy of the agreement. Therefore, it is important to determine whether or not the property being rented is going to be affected by the retail tenancy legislation in the relevant state or territory. This Lease will create a legally binding contract between the parties, outlining the rights and responsibilities of both the landlord and the tenant. In general, retail shops and similar businesses are likely to be affected by "retail leases". Laws dealing with subdivisions are often contained in conveyancing legislation or planning and land use legislation. This commercial lease is a contract between the landlord and the tenant, and as such, general principles of contract law, as provided by the common law, will apply. This lease contains a number of variable terms, including: whether the parties are renting part or all of a property whether other items (such as equipment) are being included with the lease the length of the lease whether the tenant will have options to renew the lease whether guarantors to be included in the lease the amount of rent and the frequency of payments whether a security deposit will be held what the tenant can do with the property how the agreement can be terminated the parties' rights after a breach Risks with long term leases For long term leases (usually over 5 years, or over 10 years) the parties may need to pay close attention to laws relating to subdivisions in the relevant state or territory. What are the differences between a commercial lease and a retail lease? Any applicable law The various retail tenancy legislation in each state and territory affects some commercial leases.

Free Turnitin Report. A plagiarism report from Turnitin can be attached to your order to ensure your paper's originality. Negotiable Price. Chat with your writer and come to an agreement about the most suitable price for you. No Hidden Charges. Lease; The Lessor agrees to lease the Equipment to the Lessee, and the Lessee agrees to lease the Equipment from the Lessor in accordance with the terms set out in this Agreement. Term: The Agreement commences on January 19, 2022 and will continue until January 19, ... 10.03.2021 · A Commercial Lease Agreement is a document that can be used when a property that will be used for commercial activity will be rented. It outlines the obligations of the lessor (the owner of the property) and the lessee (the person/organization renting the property). It should also contain other important information such as information about the property that will be rented. ... 19.10.2021 · A Vehicle Lease Agreement is a document used to reflect a contract made between a vehicle owner, known as the Lessor, and someone who pays the owner to possess and use the vehicle for a predetermined period of time, known as the Lessee. A Vehicle Lease Agreement is most commonly used with new and pre-owned cars, trucks, and motorcycles. Private or commercial lease payments; Rent payments eligible for tax deduction; These rent receipt templates can be used as-is or customized using Microsoft Word or Excel, Open Office, or Apple Pages or Numbers. Each rent receipt template, except those in Excel format, are also available to download in pdf format. Download these Real Estate Templates in PSD, Illustrator, Word, Indesign, Publisher, Pages, Html, Google Docs, PDF, Outlook, Excel, Numbers, Google Sheets, Ppt, Google Slides, Keynote formats. If You Are Venturing Into the Real Estate Industry, Make Sure You Are Geared with the Right Tools. To Standout, Design a Responsive Website with a Background Landing Page. Download these Resignation Letter Templates in Word, Pages, PDF, Google Docs formats. Draft a Simple, Formal, Personal, or Professional Resignation Letter from Work the Right Way with Template.nets Free Editable Resignation Letters. We Have a Range of Templates You Can Pick and Customize for Employees Including Teachers. Whether You Choose Immediate, Two ... Contractual: A contractual joint venture is when two or more parties agree to collaborate on a business project, and sign an agreement that outlines the terms under which they will work together. The members continue to operate a separate business with a shared goal but with no pooling of profits or losses. Each party keeps their accounting records separate and there are ... Australia Council for the Arts. Closed: 7 September 2021. Please note: Funding and dates for current rounds are under review due to the Covid-19 Pandemic. For further information please contact the Australia Council Artists Services team at: ... A lease is a contractual arrangement calling for the user (referred to as the lessee) to pay the owner (the lessor) for use of an asset. Property, buildings and vehicles are common assets that are leased. Industrial or business equipment is also leased. Broadly put, a lease agreement is a contract between two parties: the lessor and the lessee.

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