# Commercial Lease Agreement

*This Commercial Lease Agreement sets forth the terms and conditions under which a landlord agrees to lease a commercial property to a tenant. This legally binding contract outlines both parties’ rights and responsibilities throughout the lease duration.*

## 1. Parties

This Lease Agreement is made and entered into on **{agreementDate}**, by and between:

* **Landlord:** {landlordName}
* **Tenant:** {tenantName}

## 2. Premises

The Landlord hereby leases to the Tenant the commercial property located at: **{propertyAddress}**. The leased premises include **{premiseDescription}**.

## 3. Lease Term

The term of this Lease shall begin on **{leaseStartDate}** and end on **{leaseEndDate}**.

## 4. Rent

The Tenant agrees to pay the Landlord a monthly rent of **${monthlyRent}**, payable in advance on the **{rentDueDay}** day of each month.

## 5. Security Deposit

Tenant shall pay a security deposit of **${securityDeposit}**. This deposit shall be returned upon termination of this Agreement, subject to the terms herein.

## 6. Use of Premises

The premises shall be used and occupied solely for the purpose of operating **{businessType}** and for no other purpose without Landlord’s written consent.

## 7. Maintenance and Repairs

Tenant shall maintain the premises in clean and good order and shall be responsible for minor repairs. Landlord is responsible for structural repairs unless damage is caused by Tenant.

## 8. Utilities

Tenant shall be responsible for payment of the following utilities unless otherwise specified:

{#utilities}

* {utilityName}

{/utilities}

## 9. Insurance

{#hasInsurance}The Tenant agrees to maintain commercial liability insurance with a minimum coverage of ${insuranceAmount}. Documentation of the policy shall be provided to the Landlord upon request.{/hasInsurance}

{^hasInsurance}The Tenant is not required to carry insurance under the terms of this agreement.{/hasInsurance}

## 10. Subletting and Assignment

Tenant shall not assign this Lease or sublet any part of the premises without prior written consent of the Landlord.

## 11. Termination

Either party may terminate this Lease with written notice of **{terminationNoticePeriod}** days, subject to any applicable law or condition in this Agreement.

## 12. Additional Clauses

{#additionalClauses}

* {clause}

{/additionalClauses}

## 13. Signatures

|  |  |  |
| --- | --- | --- |
| **Role** | **Name** | **Date** |
| {#signatories}{role} | {name} | {date}{/signatories} |

*This Lease Agreement represents the entire agreement between the parties. Any modifications must be made in writing and signed by both parties.*