

# SAMPLE COMMERCIAL LEASE AGREEMENT

This Lease is made this \_\_\_\_\_ day of \_\_\_\_\_ (Month), \_\_\_\_\_ (Year) by and between  
\_\_\_\_\_  
\_\_\_\_\_  
(hereinafter "Landlord") and  
\_\_\_\_\_  
\_\_\_\_\_  
(hereinafter "Tenant"). In consideration for the mutual  
promises and covenants 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 described premises:  
\_\_\_\_\_
2. The term of the Lease shall be for \_\_\_\_\_ commencing \_\_\_\_\_ 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 future mortgages affecting the premises.
5. Tenant shall use and occupy the premises only as a \_\_\_\_\_ (Tenant Rental Status)  
subject at all times to the approval of the Landlord.
6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written  
consent of the Landlord.
7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant:  
\_\_\_\_\_
8. The Tenant, at his own expense, shall furnish the following:  
\_\_\_\_\_
9. The Tenant shall purchase at his own expense public liability insurance in the amount of \$ \_\_\_\_\_, as  
well as fire and hazard insurance in the amount of \$ \_\_\_\_\_, for the premises and shall provide satisfactory  
evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.
10. The Tenant shall not permit or commit waste to the premises.
11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities  
having jurisdiction over the premises.
12. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the  
Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.
13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the  
premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.
14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition  
(subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.
15. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other  
remedies permitted by Law.
16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ (Month) \_\_\_\_\_ (Year).

Tenant

Landlord

# The Commercial Property Lease

**Canada. Parliament. House of  
Commons**

## **The Commercial Property Lease:**

*The Commercial Lease Formbook* Ira Meislik, Dennis Horn, 2010 An authoritative resource to all aspects of negotiating and drafting effective commercial property leases this book features an array of state of the art lease forms that can be quickly tailored for a particular transaction Expert commentary is woven into the text to clarify and explain each provision of the leases included office leases retail leases industrial and warehouse leases and specialized leases plus lease related documents Features 21 lease forms and six lease related documents 14 in the book and CD ROM an 13 only on CD ROM

Rent Adjustment and Tenant Default in English and German Commercial Property Leases Jan Matauscheck, 2010 In recent years real estate investment has witnessed an unprecedented internationalisation However national markets largely continue to be shaped by domestic law and local business practices This book provides a comparison of the British and German property markets which are Europe's most important and discusses key elements of the economics of leasing Applying the theory of long term contracts and the economic analysis of bankruptcy law to leases it examines in detail the regulations pertaining to rent adjustment and tenant default which can substantially impact investment performance The prevailing rent adjustment mechanisms such as rent review and indexation are discussed A comparison is made of the remedies available to landlords of defaulting tenants under both jurisdictions *The Commercial Property Lease: Negotiating specific terms, drafting special leases, and structuring assignments and subleases*, 1993

**Commercial Property Law** Alan Moran, 2006-11-17 This clear and accessible book covers all aspects of commercial leases from receipt of instructions to termination Fully up to date with all recent cases relating to the lease licence distinction Land Registry requirements the recent changes to the Landlord and Tenant Act 1954 Pt II and the new regulations for the execution of deeds its detailed explanation of the underlying principles of this complex area of the law and their practical application makes it a valuable text for all students taking undergraduate commercial property options as well as those taking the LPC and the BVC

**Commercial Property Investing Explained Simply** Steve Palise, 2022-01-01 The most comprehensive guide to planning finding analysing and building a profitable Commercial Property portfolio in Australia Steve Palise is an expert in commercial property who has executed more than 1 500 property acquisitions and acquiring hundreds of commercial properties for himself and his clients Commercial Property Investing Explained Simply breaks down the types of commercial property investors can choose from it's not just about retail and office property but warehouses and industrial property can be remarkably resilient and offer good returns The author discusses how to find the best commercial property for you crunch the numbers do the due diligence find and manage tenants and much much more There is even a chapter on surviving a downturn Steve Palise uses his analytical skills to break down what works best in commercial property His philosophy is that your investments should increase your wealth and passive income with as little risk as possible With his straightforward and positive attitude Steve believes property investing should be not only smart but also fun *Commercial Real Estate*

*Investing For Dummies* Peter Conti,Peter Harris,2011-02-09 Make real estate part of your investing strategy Thinking about becoming a commercial real estate investor Commercial Real Estate Investing For Dummies covers the entire process offering practical advice on negotiation and closing win win deals and maximizing profit From office buildings to shopping centers to apartment buildings it helps you pick the right properties at the right time for the right price Yes there is a fun and easy way to break into commercial real estate and this is it This comprehensive handbook has it all You ll learn how to find great properties size up sellers finance your investments protect your assets and increase your property s value You ll discover the upsides and downsides of the various types of investments learn the five biggest myths of commercial real estate investment find out how to recession proof your investment portfolio and more Discover how to Get leads on commercial property investments Determine what a property is worth Find the right financing for you Handle inspections and fix problems Make big money in land development Manage your properties or hire a pro Exploit the tax advantages of commercial real estate Find out what offer a seller really really wants Perform due diligence before you make a deal Raise capital by forming partnerships Investing in commercial property can make you rich in any economy Get Commercial Real Estate For Dummies and find out how **Cashed Up with Commercial Property** Helen Tarrant,2022-08-23 Did you know that investing in commercial property can dramatically accelerate your income and build generational wealth for your family The secret is out Commercial property investing is quickly becoming a mainstream strategy for Australians looking to build a property portfolio Why Because it can generate positive cash flow faster than residential investment That means reaching financial security for you and your family sooner not to mention more money for those home renovations school fees vehicle upgrades or dream holidays Author and specialist buyers agent Helen Tarrant walks you through how to build a commercial portfolio from the very beginning Drawing on real world examples and breaking down all the numbers Cashed Up with Commercial Property offers a detailed specific blueprint for successful investing You ll learn how to Put together your first commercial property deal with tips on finance strategies different property types and due diligence Understand the commercial property lingo so you can invest like a professional Build a portfolio that balances cash flow with growth so you can benefit from ready money now and later Uplift your properties and add value to your investments in simple effective ways Accelerate your retirement with greater returns in a much shorter time By following the strategies that helped Helen build a 10 million investment portfolio you ll set up your own step by step plan for investing in commercial property so you too can diversify your investments create more accessible equity and find true financial freedom *The Commercial Property Lease* Patrick A. Randolph (Jr.),American Bar Association. Section of Real Property, Probate, and Trust Law,2000

**Percentage Leases; Commercial Rental Survey** National Institute of Real Estate Brokers (U.S.),1973 **The Commercial Property Lease** ,1993 *The Commercial & Financial Chronicle and Hunt's Merchants' Magazine* ,1879

**The Commercial Property Lease: Structuring agreements, assessing expenses, and preventing liabilities for**

**landlords and tenants** Patrick A. Randolph,1993      **The Commercial & Financial Chronicle ... ,1892**      **The Commercial and Financial Chronicle ,1898**      **The Commercial & Financial Chronicle and Hunt's Merchant's Magazine ,1871**      *Official Report of the Debates of the House of Commons of the Dominion of Canada* Canada. Parliament. House of Commons,1879      Principles of Real Estate Decisions Donald R. Epley,Joseph Rabianski,1986      **Official Report of Debates, House of Commons** Canada. Parliament. House of Commons,1879      *Commercial and Financial Chronicle and Hunt's Merchant's Magazine ,1875*      West's Southern Reporter ,1999

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### **The Commercial Property Lease Introduction**

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