Draft LEASE AGREEMENT Commercial Property

This Lease Agreement (the "Agreement") is made and entered into on [insert date] by and between [insert landlord's name] ("Landlord") and [insert tenant's name] ("Tenant").

PREMISES

Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, the following commercial property (the "Premises"), located at [insert property address]:

[insert property description, including square footage, number of rooms, etc.]

TERM

The term of this Agreement shall begin on [insert start date] and end on [insert end date], unless extended or terminated pursuant to the terms of this Agreement.

RENT

Tenant shall pay to Landlord [insert rent amount] per month, due on the [insert due date] of each month. Rent shall be paid to [insert payment method] at [insert payment address]. Tenant shall also pay any applicable taxes, fees, and other charges related to the use of the Premises.

USE OF PREMISES

The Premises shall be used only for [insert permitted use]. Tenant shall not use the Premises for any illegal purpose or in any manner that violates any law, ordinance, or regulation. Tenant shall comply with all laws, rules, and regulations applicable to the use of the Premises.

MAINTENANCE AND REPAIRS

Tenant shall maintain the Premises in good condition and repair, reasonable wear and tear excepted. Tenant shall also promptly notify Landlord of any damage or needed repairs to the Premises. Landlord shall be responsible for any repairs or maintenance necessary due to normal wear and tear.

ALTERATIONS

Tenant shall not make any alterations to the Premises without Landlord's prior written consent. Any alterations made by Tenant with Landlord's consent shall become the property of Landlord and shall remain on the Premises at the end of the lease term.

ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Agreement or sublet the Premises without Landlord's prior written consent. Any attempt to do so shall be void and constitute a breach of this Agreement.

INSURANCE

Tenant shall maintain comprehensive general liability insurance with limits of not less than [insert insurance amount] to protect against any liability arising out of the use or occupancy of the Premises. Tenant shall provide Landlord with a certificate of insurance showing Landlord as an additional insured and containing a waiver of subrogation in favor of Landlord.

DEFAULT

If Tenant fails to comply with any term or condition of this Agreement, Landlord may, at its option, terminate this Agreement and/or take any action necessary to recover possession of the Premises. In addition, Tenant shall be liable for any damages suffered by Landlord as a result of Tenant's default.

NOTICES

Any notices required or permitted under this Agreement shall be in writing and shall be deemed given when delivered in person or sent by certified mail, return receipt requested, to the following addresses:

Landlord: [insert landlord's address]

Tenant: [insert tenant's address]

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of [insert governing law jurisdiction]. Any legal action arising out of or in connection with this Agreement shall be brought in the courts of [insert jurisdiction], and each party hereby consents to the jurisdiction and venue of such courts.

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between them, whether written or oral. This Agreement may not be amended except in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the