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Blank commercial lease agreement pdf

The above parties have entered into following commercial lease agreement (the "Agreement") regarding the lease of certain real property.1. The premises are located on STREET ADDRESS, ZIP CODE, CITY and together represent XX m2.1.2 FILL IN ANYTHING ELSE RELATED TO THE PREMISES, E.G. PARKING, ETC.1.3 The premises shall be used for PURPOSE and shall not, without Landlord's written consent be used for other purposes. 1.4 The Tenant is in every respect responsible for, either within or from the premises are not in violation of public statutes or regulations. The Tenant also undertakes sole responsibility and risk to obtain the necessary government permits to that of the desired use of the premises. 1.5 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy other residents or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or tenancy or neighbors. 1.6 Tenant shall not undertake or carry on polluting activity on the property or neighbors. 1.6 Tenant shall not undertake or carry or neighbors. 1.6 Tenant shall not undertake or carry or neighbors. 1.6 Tenant shall not undertake or neig shall not, without Landlord's approval, make changes to building character, including charact refurbishments, when changes occur to satisfy the demands of a public authority on the contractual use of the premises. 2. Tenancy starts on DATE and lasts until it is terminated in writing by either party with X months' notice for vacating the first in a month. 2.2 On the day of the beginning of the tenancy or at any other agreed time within one month form said time, Landlord and Tenant must together inspect the premises in order to determine any defects that the Landlord within two weeks of the premises beginning. 2.3 Landlord shall prepare a list of defects which are to be sent to the Tenant. Tenant's appeals against the deficiency list must be communicated to the Landlord within 8 days after the defects without delay. 2.4 The Tenant is required to give the Landlord or his representative access to premises within normal working hours to carry out any remedial work. 2.5 When the tenancy is terminated, the Tenant is required, if requested by Landlord is entitled to terminate this Agreement X days' notice if the Tenant materially breaches this Agreement, including any house rules or defaults on payments.3. Rent and deposit3.1 The annual rent agreed to XX DKK.3.2 The rent is paid monthly in advance, the first time on DATE, covering the period from DATE to DATE.3.3 Within X days after the signature of this Agreement, Tenant shall make a deposit equal to X months' rent, and X months on account amount, a total of XX DKK.3.4 The total sum payable is thus XX DKK, by DATE to Landlord.3.5 The deposit serves as security for the Tenant's fulfilment of all obligations under this Agreement, including rent payments, the Tenant's implementation of reconstruction works and restoration of such, as well as security for the Tenant's fulfilment of all obligations under this Agreement, including rent payments, the Tenant's fulfilment of all obligations under this Agreement, including rent payments, the Tenant's fulfilment of all obligations under this Agreement, including rent payments, the Tenant's fulfilment of all obligations under this Agreement, including rent payments, the Tenant's fulfilment of all obligations under this Agreement, including rent payments, the Tenant's fulfilment of all obligations under this Agreement, including rent payments, the Tenant's fulfilment of all obligations under this Agreement, including rent payments, and restoration of such as a fulfilment of all obligations under this Agreement, including rent payments, and restoration of such as a fulfilment of all obligations under this Agreement, including rent payments, and restoration of such as a fulfilment of all obligations under this Agreement, including rent payments, and restoration of such as a fulfilment of all obligations under this Agreement, and the payments are a fulfilment of all obligations are a fulfilment of a fulfilment of all obligations are a fulfilment of a fulf remunerated.3.6 Landlord must indicate where and how the rent payment must be paid.4. Adjustment of the rent4.1 The rent shall increase each year per DATE; the first time on DATE, with X % of the previous year's rent.4.2 Should the property or premises be imposed new or increased taxes and / or fees for tenancy, also such costs due to the property's higher function in property value, can such costs result in an increase to the rent. Tenant shall pay a proportionate share of the cost of the property supply of heat and hot water by consumption meter and valve units. 5.2 The Tenant pays an account amount to cover its share of the expenditures expected, payable simultaneously with the rent. The account amount is currently set to XX DKK per month.5.3 In addition, Tenant shall pay the proportionate share in the property's common expenses and taxes, including for example: All property taxes, including contribution rates, etc. Operating, maintenance and upkeep (including snow removal) of common outdoor areas, including sidewalks, walkways, run areas, courtyards, parking areas including stairways and basements. Other operating, cleaning and maintenance expenses relating to joint installations including electricity costs for common lighting and other installations. Expenses for renovation, rental of a container and other waste collection equipment, etc. Preparation of accounting for the above costs is calculated annually by the end of the fiscal year and distributed to the individual premises compared to the Landlord fixed allocation principles; currently by size. The financial year of common costs is from DATE - DATE.5.5 The joint costs are allocated to the individual premises for the gross area. The distribution division for operating costs is currently XX / XX.5.6 The Landlord is entitled to demand reimbursement of all later taxes, fees and charges of any kind that may be imposed, whether these are the result of the increase in property or land value.6. The premises are delivery fully refurbished and in a condition ready to move into.6.2 Any additional equipment or furniture procurement is done by the Tenant and for the Tenant's account.6.3 Defects that by exercising reasonable care should have been discovered by the Tenant at the inspection of the premises, cannot be claimed if Tenant not within 4 weeks after the premises commencement notify the Landlord about these defects. This however should not include installations which under the legislation is not installed or configured correctly, but are still functional (e.g. electrical systems, fans, etc.).7. Maintenance and change of tenancy7.1 The internal maintenance of premises is the responsibility of the Tenant is obliged to make sure that the Tenant i maintenance is the responsibility of the Landlord. 7.4 The Tenant may not without the Landlord's written consent make changes, penetrations or attachment to the property, including floors, walls, ceilings, windows, doors and installations of all kinds. The Landlord may not unreasonably refuse consent to the change. 4.5 Although the Landlord's grants permission, the Landlord may at the premises termination demand that the installations remain in the premises without compensation to Tenant or to be removed and all after repairs shall be borne by the Tenant must when vacating deliver premises in the same condition (not included normal wear and tear). Among other things, this means that the premises must be delivered in freshly painted condition and with newly treated floors.8.2 All keys must at tenancy termination be delivered to the Landlord. If the Tenant does not submit all keys, the Tenant shall pay all costs for re-coding and replacement of locks, including new keys.8.3 Landlord and Tenant must agree on a time for an inspection for vacating of the premises at the latest of 4 weeks before the Tenant must vacate the premises at the latest of 4 weeks before the Tenant must vacate the premises. Defects, that by exercising reasonable care, should have been discovered by the Landlord cannot be claimed, if the Landlord not within 4 weeks after Tenant's vacating notify the Tenant that. This does not apply if the Tenant that that. This does not apply if the Tenant that that the Tenant that the T right to conduct a reconditioning of the premises for the Tenant's expense and demand payment of rent etc. under this Agreement in the refurbishment period.8.5 Repair work must be performed by VAT-registered and professional parties.9. Other provisions 9.1 The rent and all other payments under this Agreement, including the deposit, down payment, etc., shall be added VAT at the then-current rate; currently 25%. VAT is an obligation between the parties and must be paid simultaneously with the rent and other amounts provided by this Agreement.9.2 The Tenant is entitled at his own initiative and own expense to register the Agreement on the property, so that registration shall respect the property registered easements, encumbrances and mortgages. In addition, land registration of Agreement respecting the future of the property.9.3 If the Agreement is registered, the Tenant must at end of the tenancy for its own expense cancel the Agreement and submit to Landlord a copy of the cancellation endorsement. A commercial lease agreement is a contract that allows a landlord to rent retail, office, or industrial space to a tenant. The tenant pays a monthly amount, usually calculates as a cost per square foot (\$/SF), to the landlord in return for being allowed the right to use the premises for their business purpose. Commercial leases are generally longer than residential types, usually between 3-5 years, and it is common for the tenant to have options to renew at pre-determined rates. Table of Contents Booth (Salon) Rental Agreement - Tenant to have options to renew at pre-determined rates. pays the owner of a business, typically a salon, for the use of a booth or area for cutting/coloring hair, massage, cosmetics, or nails. Download: Adobe PDF, MS Word, OpenDocument Booth (Massage) Rental Agreement - For a therapist that is seeking to rent a room or share space within a spa. Download: Adobe PDF, MS Word, OpenDocument Co-Working Space Agreement - For office space that is shared amongst many tenants. Commonly no dedicated space. Download: Adobe PDF, MS Word, OpenDocument Gross Lease Agreement - The tenant pays only a base rent amount and the landlord is responsible for all property expenses. Download: Adobe PDF, MS Word, OpenDocument Facility Event Space Rental Agreement - An agreement to rent a setting for an event. Download: Adobe PDF, MS Word, OpenDocument Facility Event Space Rental Agreement - An agreement to rent a setting for an event. expenses are shared between the landlord and tenant. Download: Adobe PDF, MS Word, OpenDocument Month-to-Month Lease - For commercial tenants renting for 30-day periods. Download: Adobe PDF, MS Word, OpenDocument Office Lease Agreement - For professional settings deemed non-retail. Download: Adobe PDF, MS Word, OpenDocument Office Lease Agreement - For professional settings deemed non-retail. OpenDocument Percentage (%) Rent Lease Agreement - The tenant pays a base rent amount and a percentage (%) of their sales. Download: Adobe PDF, MS Word, OpenDocument that allows a current tenant renting commercial property to release the premises to another tenant. Download: Adobe PDF, MS Word OpenDocument Triple-Net (NNN) Lease Agreement - Tenant pays an agreed-upon amount to the landlord in addition to all expenses apart of the property including but not limited to taxes, common area maintenance (CAM's), and real estate taxes levied by the county and/or city/town. Download: Adobe PDF, MS Word, OpenDocument What is a Commercial Lease? Most people think of a lease agreement in terms of apartments and single-family homes for rent. However, businesses also use leases to rent out buildings for themselves. This form of contract is called a commercial lease agreement. Most businesses like shopping centers, restaurants, downtown offices, and small mom-and-pop shops don't actually own the property they conduct business from. They rent it! Businesses do this because it's often cheaper for them to rent than it is for them to buy the property. Commercial lease agreements allow companies to negotiate terms and responsibilities with the landlord, and it offers them a way out if they need to relocate or close shop. It makes sense for businesses to rent, especially for chain commercial properties out there, and it's important for businesses and landlords to know the difference. For instance, it wouldn't make sense for a landlord to advertise a property to retail outlets if the commercial space was designed for a warehouse. So to keep things straight, here are the most common types of commercial properties are the warehouses and factories often located outside of the cities. Prime industrial properties will be close to major transportation routes and will be up to code for manufacturing purposes. The most common types of industrial properties include heavy manufacturing, light assembly, flex warehouse, bulk warehouse, and R&D facilities. Office commercial properties include a large subset of buildings used for business operations. They can be in the heart of downtown or on the outskirts of towns and suburbs. These properties have three categories based on their quality of construction and location (Class A, Class B, and Class C). Retail Retail properties can make the lease a bit more complicated depending on the size of the building. These properties can make the lease a bit more complicated depending on the size of the building. bigger the building (like shopping malls for instance), the more likely that there will be multiple tenants renting out spaces for themselves. This will often include additional terms to negotiate how space will be blocked off for different tenants or if one business will have exclusive rights to the property. As you can see, commercial lease agreements are very common and play a big role in how many businesses operate. Any business can—and often does—rent its property rather than own it. Hopefully, you now have a better understanding of what a commercial lease is, why it's important, and what types of commercial properties are available. How to Lease Commercial Property (11 steps) The process of renting commercial space depends on the type of property such as office, retail, or industrial. All property types are usually marketed as a price per square foot (\$/SF). Every property is unique and therefore coming up with a suitable price can be difficult. Therefore, it is useful to see what other property is unique and therefore coming up with a suitable price can be difficult. is set you can list your property for rent, sign a lease, and begin collecting rent. Step 1 - How Much Space is Available? In order to figure out how much is available for use, you will need to measure and calculate the square footage. This can be completed by multiplying the Length and Width of the interior usable space. Step 2 - Set the Price per Square Foot (\$/SF) Select the monthly rent that you would like to charge the new tenant. Unlike residential property, commercial rent is described as a price per square foot (\$/SF). When trying to figure the rental amount, it is a good idea to set the price that is close to what others are asking in your area. Step 3 - Lease Type: Gross or Triple-Net (NNN) When choosing what to charge the tenant a major question they will ask is if the rental amount includes the insurance, real estate taxes, and/or the maintenance of the property. This is very important and should be displayed when marketing the property. This is very important and should be displayed when marketing the property. This is very important and should be displayed when marketing the property. landlord will pay the real estate taxes, insurance, and maintenance on the property. Triple (NNN) Lease - The tenant pays the monthly amount written in their lease along with the real estate taxes, insurance, and maintenance of the property Step 4 - Hire an Agent or Market the Property Yourself Now you will need to get the property listed. This lets other businesses and individuals who are looking for property aware of the availability. Therefore you will need to decide if you want to market the property on your behalf. Every real estate agent charges their own rates although it is the industry norm to charge between 4-6% total lease amount. 50% of the fee is paid upon lease execution and the other 50% is paid when the tenant takes occupancy. So if a lease is for 5% years at \$1,000 per month the fee to the agent would be \$2,500 (\$50,000 multiplied by 5% = \$2,500). Popular Commercial Real Estate Companies CBRE Group JLL Cushman and Wakefield Step 5% - List the Property If the property is being handled by an agent then you probably do not have to worry about the property being listed. If you choose to market the property source to getting the space occupied. When adding your property it is best to have nice looking images of the interior and exterior along with any common areas. It is also important to write all the amenities, parking, water/sewer, and any other information that is necessary to the needs of a prospective tenant it is best to understand their needs and come to an agreement. Therefore, it may be a good idea for you and your agent (if any) to get creative with the tenant in making a deal that works for both parties. Example - Charge the tenant makes money, you benefit as well. Step 7 - Conduct a Credit Check (Business + Individual) Unless you are dealing with an established company chances are that you will be dealing with an entrepreneur or small business. Therefore you will need to conduct a background and credit check to see their financial status. Whether you're checking a business or individual the best website to use is Experian. Perform a Business Credit Check (Experian) - This will show the credit history of the company with details like how fast they pay-back their vendors and annual sales. Cost is \$39.95 to \$49.95 depending on the selected plan. View a Sample Business Report. The score will be between 0 and 100 with any score above 80 being credit-worthy. Perform an Individual Credit Check (Experian) - It is best to also conduct a credit check on the owner of the business to view income and if they have any financial liabilities that could be separate from the business. Cost is \$14.95 to the prospective tenant. View a Sample Individual Report. Step 8 - Approve or Disapprove the Tenant It is now time for the landlord to make a decision on whether to approve or reject the tenant. If rejected, the tenant should be informed through a Tenant Rejection Letter. Personal Guaranty which binds the owner of the Company to the lease. So if the tenant defaults the individual's assets would be liable, not just the business. Step 9 - Determine the Security Deposit Once the tenant has been approved by the landlord the Security Deposit should be made known to the tenant. In commercial real estate, there are no limits to how much the landlord would like to charge the tenant. The landlord will commonly ask between 2-3 months rent in case the tenant may cause during their time on the property. Step 10 - Write the Commercial Lease Agreement Use an attorney or draft the lease yourself. Make sure to gather all the information about the property and the tenant and enter into the agreement. Once completed, the document should be signed with the tenant and landlord in the presence of a notary public. This way the signatures are proven and the agreement is much more likely to hold up in court if its legality is ever questioned. Step 11 - Taking Occupancy After the security deposit has cleared and the lease has been signed the tenant should take occupancy. This means that the tenant should take occupancy. be requested by the landlord after lease signing to certify a lease exists between the tenant and landlord. Required Clauses American's with Disability Act (42 U.S. Code § 12183) - Also known as the 'ADA', requires that any commercial tenants which offer "public accommodation" (such as a restaurant, retail store, etc.) or have at least fifteen (15) employees adhere to all handicap access rules. This rule is only grandfathered to properties that have not been built or had renovations since 1992. Per 42 U.S. Code § 12183 if the Lessee is using the Premises must provide accommodations and access to persons with disabilities that is equal or similar to that available to the general public. Owners, operators, lessors, and lessees of commercial properties are all responsible for ADA compliance with the Americans with Disability Act any modifications or construction will be the responsibility of the Lessor. Hazard Waste (42 U.S. Code § 6901) - Forces the tenant to sign in writing that they will adhere to any federal, State, or local laws, ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or about the Premises, the Building, or the Property, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials Transportation Act, any other law or legal requirement concerning hazardous or toxic substances, and any amendments to the foregoing." Other Lease Terms In addition, there may be other areas of the lease, outside of the monthly rent, that the parties may want to negotiate such as: Option to Renew - Use if the tenant would like to have the option to stay in the property for a longer time then they may request an 'Option to Renew' the lease for a specified rental price during the course of their lease. First (1st) Right of Refusal - If the property is for sale and goes under contract with a buyer this allows the tenant the option to purchase the property. How to Use a Commercial Lease Agreement Commercial lease agreements are different from residential lease agreements. They provide many more provisions in the contract to protect both the landlord and the business. Essentially, the purpose of a commercial lease agreements will be different depending on the specific property and the business that owns the lease. Terms are often negotiated between the two parties to determine: The leasing period How utilities are paid Who is responsible for the maintenance (or how the responsibility will be divided) Whether improvements and changes to the property are allowed (and to what extent) How the property will be used What's allowed on the property (including living spaces, appliances, number and types of rooms) Whether the business will have exclusive rights to the property Whether the company can sublease or assign sections within the property What parking is available and how it will be split between the business and the landlord (if the owner does not agree to pay for it entirely themselves) This list is not inclusive of everything that may need to be outlined in the commercial lease agreement. There may need to be more special provisions made depending on the property type or business. Sample: Commercial Lease Agreement Download: Adobe PDF, MS Word, OpenDocument How to Write (instructions) Download in Adobe PDF, Microsoft Word (.docx) or Open Document Text (.odt). I. The Parties (1) Date Of Party Agreement. The calendar date by which both Parties formally agree to the content of this commercial space is required by the wording of the first article. Generally, this will be the Property Owner or Landlord but will be known as the Lessor for the duration of this paperwork. (3) Address of Lessor. The Entity that shall pay the Lessor for the right to occupy and conduct business on the commercial property is the Lessee. Generally, this will be a Business Entity therefore make sure to identify this Party by its formal name. This means any descriptive suffix in the Lessee by name, provide his or her mailing address. This should be the formal address where the Lessee's Business can be contacted reliably by the Lessor. II. Description Of Leased Premises (6) Street Address. The physical address where the commercial property is accessible is a necessary item for this contract's effect. This information should include the building number, street, and unit number of the commercial space along with the city, state, and zip code. Once this contract is signed, this will be defined in feet. The area the rented structure occupies should be defined in feet. This requires a physical measurement of the length of each wall and (if relevant) ceiling height. (8) Type Of Space. Commercial space will often be structured for a purpose in mind. For instance, an office building will have quite a different interior layout than an industrial complex. Define the kind of space or premises being rented to the Lessee. (9) Other Description. If additional content must be presented to fully describe the leased commercial space, then make sure this information is included by dispensing it to the "Other Description" line. III. Use Of Leased Premises (10) Defined As All Purpose. Some commercial spaces will be available for any purpose for the duration of the lease then select the first checkbox in the third article. (11) Specific Purpose. If this agreement is meant to limit the Lessee's on-site activity to a specific industry or purpose or business activity allowed on the premises by presenting each one in the space provided. IV. Term Of Lease (12) Leasing Period. Produce the number of years and/months this lease will be effective. This will be effective to the date of its termination. (13) Term Commencement. The first calendar date that begins this agreement for the Lessor and Lessee should be dispensed where requested. (14) Term Expiration. A record of the final day this agreement is in effect. V. Security Deposit. As a custom, the Lessor will expect to receive a certain amount based on the monthly rent to hold for the length of this agreement. This amount would be returned in full to the Lesser does not have an unpaid balance with the Lessor does not intend to collect a security deposit from the Lessee, then select the first checkbox statement. (16) Required Deposit. If the Lessee must submit a security deposit for the commercial space, then pick the security deposit. VI. Rent (17) Rent (17) Rent (17) Rent (17) Rent (17) Rent (18) expects from the Lessee as a rent payment should be written out then numerically presented to the spaces in Article VI. (18) Payment Deadline. It will be assumed that rent is owed and must be paid on a monthly basis. The two-digit calendar day when the Lessee must submit the monthly rent to the Lessor is needed to complete the statement made in the fifth article. (19) Release Of Percentage Rent. If the Lessee to supplement the rent amount reported above with additional funds from the Lessee to submit a percentage of his or her sales (made onsite) in addition to the rent amount then, select the "Required To Pay" checkbox and supply the exact percentage of the Lessee's profits from the Business operating on-site to complete the statement. (21) Owed Percent Of Revenue that should be written out then presented numerically along with the type of revenue (I.e. gross sales, etc.) that will be expected to be submitted regularly. Select the checkbox appropriate to the period by which this additional amount must be submitted. For instance, it can be submitted "Monthly," "Quarterly," "or Annually." VII. Late Fee (23) Penalty For Late Rent Payment. There may be times when the Lessee is unable to pay the rent on the two-digit calendar day of the month that it is due. If the rent remains unpaid for the number of days recorded in Article VII's statement, then a late fee may be collected. Report the maximum number of days the rent may go unpaid before a late fee is charged to the space available in the seventh article. (24) Predetermined Penalty Percentage of the yearly rent for the commercial space, then select the first statement displayed in Article VII and present the exact percentage that will be used for this calculation. (25) Dollar Amount Penalty for late payment of rent. To do so, the second statement should be selected, and the penalty amount must be reported. VIII. Expenses (26) Gross Lease. If the above content can be considered the full amount of money the Lessor expects then, select the checkbox labeled "Gross" to properly categorize this agreement. This selection must be confirmed through the initials of the Tenant (Lessee) and the Landlord (Lessor). (27) Modified Gross Lease. If the commercial space will require additional payment(s) from either the Commercial Lessee or the Lessor will be responsible for certain payments, then select the "Modified Gross" lease option. The Lessee and Lessor will both be expected to provide initials of acknowledgment if this definition is selected. (28) Modified Payments. Use the first area available for the "Modified Gross" lease option. The Lessee and Lessor will both be expected to provide initials of acknowledgment if this definition is selected. Lessee must pay for in addition to the defined rent amount (i.e. waste disposal) and the second area in this item to list every monthly expense the Lessee will be expected to take on certain responsibilities in addition to the rent amount such as the expenses needed to operate a Business on the leased premises the taxes owed for the property making up the leased premises, and insurance, then select the "Triple Net (NNN)" option. This selection must be acknowledged by both the Lessee's initials ("Landlord"), (30) Injury Or Death Insurance, If the Lessee must obtain insurance coverage to protect the Lessor from an injury or death on the premises, then select the appropriate checkbox and make sure the amount of coverage that must be maintained is documented. (31) Property Damage Insurance. Select the second option in Item C to indicate that the Lessor from an injury or death on the premises, then select the appropriate checkbox and make sure the amount of coverage that must be maintained is documented. property damage. (32) Casualty Insurance. To set a minimum amount of casualty insurance coverage the Lessee must maintain for the leased property during this agreement's lifespan, select the third checkbox and input the minimum required coverage amount. IX. Option To Renew (33) Lessee May Not Renew. If the Lessor and Lessee agree that this agreement will not be renewed, then mark the first checkbox statement to include this provision, (34) Lessee May Renew, It can be established that the Lessee will have the option to renew by selecting the second checkbox. This provision shall require additional information, (35) Renewal Term. The number of times this lease may be renewed when its term completes should be recorded along with the number of years and months making up each renewal will not cause an increase in the rent due, then mark the "Not Increase" checkbox. (37) Increase Through Bureau Of Labor Statistics Standard. The third checkbox should be marked if the Lessee may renew the lease and be required to pay an increase that is the calculated product of the rent and the annual change of the CPI (Consumer Price Index). (38) Percentage Rate Increase Renewal. If the Lessee will be allowed to renew this lease so long as he or she pays an additional sum calculated as a percentage of the current rent, then select the fourth statement. (39) Increase As A Flat Dollar Amount in addition to the monthly rent as an increase, then select the final statement and record the dollar amount that will be added to the current rent. X. Leasehold Improvements (40) Exceptions To Lessee Improvement to a property may be required to remain compliant with any changes in local law, allow the Lessee's business to remain competitive, or any number of reasons. The Lessor may be responsible for some of these improvements to the leased property or this cost can be covered by the Lessee. This must be settled and documented in Article X by presenting every property improvement that the Lessee will not be required to pay for. XXIV. Governing Law (41) State Law. This agreement can be used in any state so long as it remains compliant, and that state is named in Article XXIV. Review this paperwork, confirm that it obeys the laws of the state where it is requested. XXV Notices (42) Lessor Information. The complete mailing address where notices regarding the commercial space and this agreement may be sent to the Lessor is required by this contract's twenty-fifth article. (43) Lessee Information. The mailing address where the Lessee can be said to reliably receive any officially mailed notice concerning this paperwork must contain every agreement regarding the leasing of the commercial space discussed above. If any agreement or provision has been unaddressed, then use the space in Article XXVIII to document it. Only the contents of this contract can use this paperwork to obligate the Lessor and Lessee to its effect. (45) Lessee's Signature. The Lessee, or the Tenant, can only enter this agreement by signature. He or she must sign this paperwork after reviewing it for accuracy. This signature along with the Lessee's Signature Date. (47) Printed Name Of Lessee (48) Lessor's Signature. Both Parties must sign this document for its effect to be valid. Therefore, a signature area for the Lessor (Property Owner or Landlord) has been provided. He or she must sign this document either as the Owner or Landlord. This act of signing must be performed as Notary Public watches. (49) Lessor's Signature Date. (50) Printed Name Of Lessor. Lessor's Acknowledgment Of Notary Public (51) Notary Public observes. The Notary Public observes to verify the authenticity of the Lessee's signature. Lessee's Acknowledgment Of Notary Public (52) Notary Acknowledgement. The Lessor's signature must also be notarized. This process will support the Lessor's signature through the Notary Public's testimony that he or she has watched the Lessor's signature through the Notary Public's testimony that he or she has watched the Lessor's signature through the Notary Public's testimony that he or she has watched the Lessor's signature through the Notary Public's testimony that he or she has watched the Lessor's signature through the Notary Public's testimony that he or she has watched the Lessor's signature through the Notary Public's testimony that he or she has watched the Lessor's signature through the Notary Public's testimony that he or she has watched the Lessor's signature through the Notary Public (52) Notary Public (52) Notary Public (52) Notary Public (53) Notary Public (53) Notary Public (54) Notary Public (54) Notary Public (54) Notary Public (54) Notary Public (55) Notary Public (55) Notary Public (55) Notary Public (56) Notary Public (56 Word, OpenDocument Commercial Rental Application Download: Adobe PDF, MS Word, OpenDocument

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