

LAND LEASE AGREEMENT

Location: _____ Date: _____

Lessor Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Lessee Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Description:

Legal Description of Property: _____

Street Address / Location: _____

Lease Term:

Term of Lease: _____ months

Commencement Date: _____

Termination Date: _____

Rent and Payment Terms:

Rent Amount: _____ USD

Payment Due Date: _____

Payment Method: _____

Security Deposit:

Amount: _____ USD

Terms of Refund: _____

Clause 1 – Lease of Property

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Property described above upon the terms and conditions set forth in this Agreement.

Clause 2 – Use of Property

Lessee shall use the Property solely for lawful purposes and in compliance with all applicable laws, ordinances, and regulations. Lessee shall not make any unlawful or hazardous use of the Property.

Clause 3 – Rent

Lessee agrees to pay the Rent as specified above to Lessor without demand or offset on the dates specified. Late payments shall bear interest at the maximum rate permitted by law.

Clause 4 – Security Deposit

Lessee shall pay the Security Deposit to Lessor upon execution of this Agreement. The Security Deposit may be applied by Lessor to cure any default by Lessee, repair damages beyond normal wear and tear, or satisfy any other obligation of Lessee under this Agreement.

Clause 5 – Maintenance and Repairs

Lessee shall maintain the Property in good condition and repair, reasonable wear and tear excepted. Lessee shall promptly notify Lessor of any damage or necessary repairs. Lessor shall be responsible for repairs not caused by Lessee's negligence.

Clause 6 – Alterations and Improvements

Lessee shall not make any alterations, improvements, or additions to the Property without Lessor's prior written consent. Any approved alterations shall become the property of Lessor upon termination of this Agreement unless otherwise agreed.

Clause 7 – Insurance

Lessee shall maintain general liability insurance covering the Property and Lessee's activities thereon, naming Lessor as an additional insured. Lessee shall provide proof of insurance to Lessor upon request.

Clause 8 – Indemnification

Lessee agrees to indemnify, defend, and hold harmless Lessor from and against any claims, damages, liabilities, and expenses arising out of Lessee's use or occupancy of the Property, except to the extent caused by Lessor's negligence or willful misconduct.

Clause 9 – Default

If Lessee fails to pay rent or otherwise breaches this Agreement, Lessor may give written notice of default. If the default is not cured within the time permitted by law, Lessor may terminate this Agreement and pursue all remedies available at law or equity.

Clause 10 – Entry by Lessor

Lessor may enter the Property upon reasonable notice to inspect, make repairs, or show the Property to prospective buyers or tenants. In emergencies, Lessor may enter without notice.

Clause 11 – Assignment and Subletting

Lessee shall not assign this Agreement or sublet the Property without Lessor's prior written consent, which shall not be unreasonably withheld.

Clause 12 – Environmental Compliance

Lessee shall comply with all environmental laws and regulations applicable to the use of the Property. Lessee shall not cause or permit any hazardous substances to be released or stored on the Property.

Clause 13 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of _____. The parties consent to the exclusive jurisdiction and venue of the state or federal courts located in _____ County, _____.

Clause 14 – Notices

All notices required or permitted under this Agreement shall be in writing and deemed given when delivered by hand, nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt, to the parties' addresses set forth above or as updated by notice.

Clause 15 – Entire Agreement

This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, and representations. Any amendments must be in writing and signed by both parties.

Clause 16 – Severability

If any provision of this Agreement is held invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect, and the invalid provision shall be replaced with a valid provision that most nearly reflects the parties' original intent.

Clause 17 – Waiver

No waiver of any breach of this Agreement shall be deemed a waiver of any other or subsequent breach. All waivers must be in writing and signed by the waiving party.

Clause 18 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which shall constitute one instrument. Electronic signatures shall be deemed as valid and binding as original signatures.

Clause 19 – No Joint Venture or Partnership

Nothing contained in this Agreement shall be construed to create a joint venture, partnership, or agency relationship between the parties.

Clause 20 – Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and permitted assigns.

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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