

OFFICE LEASE AGREEMENT

Premises Location: _____ Lease Term: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Lease Details:

Description of Premises: _____

Square Footage: _____ Rent Amount (USD): _____

Security Deposit Amount (USD): _____

Terms and Conditions:

1. Lease Term

The lease term shall commence on the agreed commencement date and continue for the agreed duration unless terminated earlier in accordance with this Agreement.

2. Rent Payment

Tenant shall pay to Landlord the Rent Amount monthly in advance on or before the first day of each month at the place Landlord designates. Late payments may incur fees as detailed in this Agreement.

3. Security Deposit

Tenant shall pay the Security Deposit to Landlord upon execution of this Agreement, to secure Tenant's performance of all obligations under this Agreement. Landlord may use the Security Deposit to cure Tenant defaults, with any remaining balance returned to Tenant.

4. Use of Premises

The Premises shall be used solely for general office purposes and in compliance with all laws, ordinances, and regulations. Tenant shall not use the Premises for any unlawful purposes or cause any nuisance.

5. Maintenance and Repairs

Tenant shall maintain the Premises in good order and condition, reasonable wear and tear excepted. Landlord shall be responsible for structural repairs unless damage is caused by Tenant.

6. Utilities

Tenant shall be responsible for all utilities and services supplied to the Premises unless otherwise agreed in writing.

7. Alterations

Tenant shall not make alterations, additions, or improvements to the Premises without Landlord's prior written consent.

8. Insurance

Tenant shall maintain commercial general liability insurance and, if applicable, property insurance for Tenant's personal property. Landlord shall maintain insurance for the building and common areas.

9. Indemnification

Tenant shall indemnify, defend, and hold Landlord harmless from and against any claims, damages, liabilities, or expenses arising from Tenant's use or occupancy of the Premises.

10. Default and Remedies

If Tenant fails to perform any obligation under this Agreement and such failure continues beyond any applicable notice and cure period, Landlord may pursue all remedies available at law or equity, including termination of this Agreement.

11. Assignment and Subletting

Tenant shall not assign this Agreement or sublet the Premises without Landlord's prior written consent, which shall not be unreasonably withheld.

12. Access

Landlord or Landlord's agents may enter the Premises upon reasonable notice to inspect, make repairs, or show the Premises to prospective tenants or purchasers.

13. Quiet Enjoyment

Landlord covenants that Tenant shall have quiet enjoyment of the Premises, subject to the terms of this Agreement.

14. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ without regard to its conflict of laws principles.

15. Notices

All notices required or permitted under this Agreement shall be in writing and deemed given when delivered personally, sent by nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt, to the parties at their addresses set forth herein or as otherwise designated.

16. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, or agreements. Amendments must be in writing and signed by both parties.

17. Severability

If any provision of this Agreement is found invalid or unenforceable, the remainder shall continue in full force and effect.

18. Waiver

Failure to enforce any provision of this Agreement shall not constitute a waiver of such provision or any other provision.

19. Counterparts; Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and may be executed and delivered electronically, with electronic signatures having the same force and effect as original signatures.

20. Signatures

The parties have executed this Agreement as of the date of mutual execution.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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