

RESTAURANT LEASE AGREEMENT

Premises Location: _____ Lease Commencement Date: _____

Landlord Information:

Full Legal Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Legal Name: _____

Business Name (if applicable): _____

Address: _____

Phone/Email: _____

Premises Description:

Address and Suite/Unit Number: _____

Square Footage: _____

Use Permitted: _____

Term of Lease:

Lease Duration: _____ months

Option to Renew (if any): _____

Rent and Payment Terms:

Monthly Base Rent: _____ USD

Security Deposit: _____ USD

Payment Due Date Each Month: _____

Use of Premises and Compliance:

Tenant shall use the Premises solely for the operation of a restaurant and related activities, complying with all federal, state, and local laws, ordinances, and regulations. Tenant shall obtain and maintain all required permits, licenses, and approvals necessary to operate the business lawfully.

Maintenance and Repairs:

Landlord shall maintain the structural integrity of the building, including roof, foundation, and exterior walls. Tenant shall maintain the interior of the Premises in a clean, safe, and sanitary condition, and shall make all non-structural repairs and maintenance at its own expense.

Alterations and Improvements:

Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent of Landlord. All approved improvements shall comply with applicable laws and codes and become the property of Landlord upon expiration or termination of this Lease unless otherwise agreed.

Insurance and Liability:

Tenant shall maintain comprehensive general liability insurance with limits not less than \$1,000,000 per occurrence, naming Landlord as an additional insured. Tenant shall provide Landlord with certificates evidencing such insurance prior to occupancy and upon renewal. Tenant assumes all responsibility for personal property and business interruption.

Indemnification:

Tenant shall indemnify, defend, and hold Landlord harmless from and against any claims, damages, losses, or expenses arising from Tenant's use of the Premises, negligence, or breach of this Lease, except to the extent caused by Landlord's gross negligence or willful misconduct.

Default and Remedies:

If Tenant fails to pay rent or breaches any term of this Lease and does not cure such default within thirty (30) days after written notice, Landlord may terminate this Lease and pursue all remedies available under law, including eviction and damages. Tenant's obligations survive termination.

Assignment and Subletting:

Tenant shall not assign this Lease or sublet the Premises, in whole or in part, without prior written consent of Landlord, which shall not be unreasonably withheld. Any unauthorized assignment or subletting shall be void and a breach of this Lease.

Surrender of Premises:

Upon expiration or termination of this Lease, Tenant shall surrender the Premises in good condition, reasonable wear and tear excepted. Tenant shall remove all personal property and trade fixtures unless Landlord consents otherwise.

Miscellaneous Provisions:

This Lease constitutes the entire agreement between the parties. Any amendments must be in writing and signed by both parties. If any provision is held invalid, the remainder shall remain in effect. This Lease shall be governed by the laws of the State of _____. The parties waive trial by jury for disputes arising hereunder.

Notices:

All notices required or permitted shall be in writing and deemed delivered upon personal delivery, reputable overnight courier, or certified mail, to the addresses set forth above or such other addresses as designated by written notice.

Signatures:

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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