

STANDARD COMMERCIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Legal Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Legal Name: _____

Address: _____

Phone/Email: _____

Lease Details:

Commencement Date: _____

Expiration Date: _____

Monthly Rent Amount: _____ USD

Security Deposit: _____ USD

Payment Due Date Each Month: _____

1. PREMISES

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises described above (the "Premises") under the terms and conditions set forth herein.

2. TERM

The term of this Lease shall commence on the Commencement Date and shall continue until the Expiration Date, unless terminated earlier in accordance with this Lease.

3. RENT

Tenant shall pay to Landlord rent in the amount specified above monthly, in advance, on the due date each month at Landlord's address or such other place as Landlord designates.

4. SECURITY DEPOSIT

Tenant shall deposit with Landlord the Security Deposit specified above to secure Tenant's faithful performance of all terms under this Lease.

5. USE OF PREMISES

Tenant shall use the Premises solely for lawful commercial purposes and shall comply with all applicable laws, ordinances, and regulations.

6. MAINTENANCE AND REPAIRS

Tenant shall keep the Premises in good order and condition and shall be responsible for all repairs necessary due to Tenant's use or negligence. Landlord shall maintain structural components of the Premises unless damage is caused by Tenant.

7. UTILITIES AND SERVICES

Tenant shall pay for all utilities and services supplied to the Premises except those specified as Landlord's responsibility.

8. ALTERATIONS AND IMPROVEMENTS

Tenant shall not make any alterations, additions, or improvements without the prior written consent of Landlord. Any approved alterations shall be done at Tenant's expense and in a workmanlike manner.

9. INSURANCE

Tenant shall obtain and maintain commercial general liability insurance and property insurance covering Tenant's personal property and any improvements.

10. INDEMNIFICATION

Tenant agrees to indemnify, defend, and hold harmless Landlord from any claims, damages, or liabilities arising from Tenant's use of the Premises.

11. ASSIGNMENT AND SUBLETTING

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

12. DEFAULT

If Tenant fails to pay rent or breaches any term of this Lease and does not cure within the time allowed after written notice, Landlord may terminate this Lease or pursue other remedies.

13. TERMINATION

This Lease may be terminated upon mutual written agreement or by either party as provided herein or by law.

14. GOVERNING LAW

This Lease shall be governed by, construed, and enforced in accordance with the laws of the State of _____.

15. ENTIRE AGREEMENT

This Lease constitutes the entire agreement of the parties concerning the Premises and supersedes all prior negotiations and agreements.

16. AMENDMENTS

Any amendment or modification to this Lease must be in writing and signed by both parties.

17. NOTICES

All notices under this Lease shall be in writing and delivered by hand, mail, or recognized overnight courier to the addresses stated above or such other address as either party may designate in writing.

18. SEVERABILITY

If any provision of this Lease is held invalid or unenforceable, the remainder shall remain in full force and effect.

19. WAIVER

Failure to enforce any provision shall not be deemed a waiver of future enforcement.

20. SIGNATURES

This Lease may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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