

WAREHOUSE LEASE AGREEMENT

Location: _____ Effective Date: _____

Parties:

Lessor (Owner): _____

Lessee (Tenant): _____

Premises Description:

Address/Location of Warehouse: _____

Size (Square Feet): _____

Specific Areas Included (if any): _____

Term:

Lease Commencement Date: _____

Lease Expiration Date: _____

Rent:

Monthly Rent Amount: _____ USD

Payment Due Date Each Month: _____

Security Deposit:

Amount: _____ USD

Use of Premises:

Permitted Use: _____

Prohibited Uses: _____

Maintenance and Repairs:

Lessor's Responsibilities: _____

Lessee's Responsibilities: _____

Utilities and Services:

Utilities to be Paid by Lessee: _____

Services Provided by Lessor: _____

Insurance and Liability:

Lessor's Insurance Obligations: _____

Lessee's Insurance Obligations: _____

Indemnification and Hold Harmless: _____

Default and Remedies:

If Lessee fails to pay rent or otherwise breaches this Agreement, Lessor may terminate the lease in accordance with applicable law and pursue all legal remedies. Lessee shall be responsible for all costs incurred by Lessor in enforcing this Agreement, including reasonable attorney's fees. If Lessor breaches, Lessee may seek damages or specific performance as permitted by law.

Assignment and Subletting:

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

Alterations and Improvements:

Lessee shall not make any structural alterations or improvements to the Premises without Lessor's prior written consent. All approved improvements shall become the property of Lessor upon lease termination unless otherwise agreed.

Access and Inspection:

Lessor or Lessor's agents may enter the Premises at reasonable times to inspect, make necessary repairs, or show the Premises to prospective tenants or purchasers upon giving reasonable prior notice to Lessee.

Environmental Compliance:

Lessee shall comply with all federal, state, and local environmental laws and regulations. Lessee shall not store or dispose of hazardous materials on the Premises without Lessor's prior written consent and shall indemnify Lessor for any violations or damages.

Termination:

This lease may be terminated upon expiration of the term or as otherwise provided herein. Upon termination, Lessee shall surrender the Premises in good condition, reasonable wear and tear excepted.

Governing Law and Venue:

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

Entire Agreement and Amendments:

This Agreement constitutes the entire agreement between the parties regarding the Premises and supersedes all prior negotiations, representations, or agreements, whether written or oral. Any amendments must be in writing and signed by both parties.

Severability:

If any provision of this Agreement is found invalid or unenforceable, the remaining provisions shall remain in full force

and effect.

Waiver:

Failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision later.

Notices:

All notices under this Agreement must be in writing and delivered by hand, certified mail, overnight courier, or email with confirmation of receipt to the addresses provided by the parties.

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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