

COMMERCIAL LEASE

This Lease is made this _____ day of _____ (Month), _____ (Year) by and between _____ (hereinafter "Landlord") and _____ (hereinafter "Tenant"). In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises:

2. The term of the Lease shall be for _____ commencing _____ and ending _____.

3. The Tenant shall pay to Landlord a rent of _____ per year in equal monthly installments of \$ _____ payable in advance _____ (Time Period).

4. This Lease is subject to all present or future mortgages affecting the premises.

5. Tenant shall use and occupy the premises only as a _____ (Tenant Rental Status) subject at all times to the approval of the Landlord.

6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord.

7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant: _____