

**General form.**

This lease made \_\_\_\_\_ [year], between \_\_\_\_\_, of the city of \_\_\_\_\_, state of \_\_\_\_\_, as lessor, and \_\_\_\_\_, of the same place [or as the case may be], as lessee, witnesses:

**A. Grant of Lease, Description of Property, and Duration of Lease**

Lessor, in consideration of rents herein reserved and of agreements herein of lessee, to be kept, performed and fulfilled, leases to lessee the following-described premises situated and being in city of \_\_\_\_\_, county of \_\_\_\_\_ and state of \_\_\_\_\_: \_\_\_\_\_.

To have and to hold above-described premises, with rights, privileges, easements and appurtenances thereunto attaching and belonging, to lessee for the term of 99 [or as the case may be] years from and after first day of \_\_\_\_\_ in [year]; that is to say, from the first day of \_\_\_\_\_, in [year] until the 30th day of \_\_\_\_\_ in year \_\_\_\_\_, paying rent therefor, and yielding possession thereof as herein provided.

**B. Rent**

1. Lessee agrees to pay to lessor as rent for premises \$\_\_\_\_\_, payable in monthly [or as the case may be] instalments on the \_\_\_\_\_ day of each month [or as the case may be] at \_\_\_\_\_.

2. Any instalment of rent accruing under provisions of this lease, which shall not be paid when due, shall bear interest at rate of \_\_\_\_\_% per annum from date when same was payable by terms of this lease until same shall be paid by lessee.

3. The moneys due hereunder as rent shall always be a first lien on the land and improvements on the premises.

4. If lessee shall be ousted from possession of premises by reason of any defect in title of lessor, lessee shall not be required to pay any rent under this lease while so deprived of possession of premises, and lessor shall not incur any liability by such ouster beyond loss of rent while lessee is so deprived of possession of premises.

**C. Construction of Building by Lessee**

1. Lessee agrees to erect, finish and complete at lessee's own expense, with all reasonable dispatch, and with no further delays than may be necessary and unavoidable, on the premises, a fireproof building in a good and suitable manner, and have the same, in any event, complete and ready for occupancy and fully paid for, and free from all mechanics' liens and free from any and all claims liable to ripen into mechanics' liens, on or before the first day of \_\_\_\_\_ [year], which building shall be \_\_\_\_\_ [insert provisions as to kind of building, height, value of, or whatever agreed on as to sufficiency of building].

2. No building erected under the provisions of this lease shall be removed or torn down without written consent of lessor.

**D. Bond of Lessee**

Lessee shall execute together or contemporaneously with this lease, a bond in the sum of \$\_\_\_\_\_, with surety satisfactory to lessor, providing for erection of such building, together with payment of rent, taxes, assessments and any obligations hereunder until erection and completion of building whereupon bond shall be cancelled and released. Such bond shall further provide that \_\_\_\_\_.

**E. Assignment of Lease**

1. Lessee agrees to not assign this lease, except by way of mortgage, until lessee shall have completed and paid for building on premises of character and within time herein specified.