

General forms.

This lease, made _____ [year], between _____ and _____, respectively lessor and lessee, without regard to number or gender.

Witnesses: That lessor hereby leases unto lessee, and lessee hereby hires from lessor, those certain premises known as _____, on the _____ floor of that certain building known as _____, in the city of _____, county of _____, state of _____.

The premises shall be used as _____ and for no other business or purpose, without the written consent of lessor.

The term shall be for _____ years, commencing on the _____ day of _____ [year], and ending on the _____ day of _____ [year], at the total rent or sum of \$_____, lawful money of the United States of America, which lessee agrees to pay to lessor, without deduction or offset, at such place in the state of _____ as may be designated from time to time by lessor, in installments as follows: _____

It is further mutually agreed between the parties as follows:

1. If lessor, for any reason cannot deliver possession of the premises to lessee at the commencement of the term, as herein specified, this lease shall not be void or voidable, nor shall lessor be liable to lessee for any loss or damage resulting therefrom; but in that event there shall be a proportionate deduction of rent covering the period between the commencement of the term and the time when lessor can deliver possession.

2. Lessee shall not use, or permit premises, or any part thereof, to be used, for any purpose or purposes other than the purpose or purposes for which the premises are hereby leased; and no use shall be made or permitted to be made of the premises, nor acts done, which will increase the existing rate of insurance upon the building in which premises may be located, or cause a cancellation of any insurance policy covering the building, or any part thereof, nor shall lessee sell, or permit to be kept, used, or sold, in or about premises, any article which may be prohibited by the standard form of fire insurance policies. Lessee shall not commit, or suffer to be committed, any waste upon the premises, or any public or private nuisance, or other act or thing which may disturb the quiet enjoyment of any other tenant in the building in which the demised premises may be located, nor, without limiting the generality of the foregoing, shall lessee allow premises to be used for any improper, immoral, unlawful or objectionable purpose, or for the selling of intoxicating liquors, or for any kind of eating house, or for sleeping purposes, or for washing clothes, or cooking therein, and nothing shall be prepared, manufactured or mixed in premises which might emit an odor in the corridors of the building, nor shall lessee use any apparatus, machinery or device in or about the demised premises which shall make any noise or set up any vibration or which shall in any way increase the amount of electricity, water or compressed air agreed to be furnished or supplied under this lease (if any), and lessee further agrees not to connect with electric wires, water or air pipes, any apparatus, machinery or device without the consent of lessor. Lessee shall, at lessee's sole cost and expense, comply with all of the requirements of all municipal, state and federal authorities now in force or which may hereafter be in force, pertaining to the premises, and shall faithfully observe in the use of the premises all municipal ordinances and state and federal statutes now in force or which may hereafter be in force.

3. Lessee shall not vacate or abandon the premises at any time during the term; and if lessee shall abandon, vacate or surrender premises, or be dispossessed by process of law, or otherwise, any personal property belonging to lessee and left on the premises shall be deemed to be abandoned, at the option of lessor, except such property as may be mortgaged to lessor.

4. Lessee agrees that the premises are now in a tenable and good condition; that lessee shall take good care of the premises and they shall not be altered, repaired or changed without the written consent of lessor, lessee hereby waiving all right to make repairs at lessor's expense, under the provisions of Section _____ of the Civil Code of _____; and that, unless otherwise provided by written agreement, all alterations, improvements and changes that may be required shall be done either by or under the direction of lessor, but at the cost of lessee; and