

Net Lease Agreement for Commercial Property

This Net Lease Agreement ("Agreement") is entered into as of *[Date]*, by and between *[Landlord Name]*, ("Landlord") and *[Tenant Name]*, ("Tenant").

1. Premises

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the commercial property located at *[Property Address]* ("Premises").

2. Term

The term of this lease shall commence on *[Start Date]* and continue until *[End Date]*, unless sooner terminated pursuant to any provision hereof.

3. Rent

Tenant shall pay to Landlord a base rent of *[Amount]* per month, payable in advance on the first day of each month.

All rent payments shall be made to *[Payment Address or Bank Details]*.

4. Net Lease; Expenses

1. Tenant shall pay, as additional rent, all real estate taxes, utilities, insurance, maintenance, and operating expenses relating to the Premises during the term of this lease.

5. Use of Premises

The Premises shall be used and occupied only for *[Permitted Use]* and for no other purpose without the prior written consent of Landlord.

6. Maintenance and Repairs

Tenant shall, at Tenant's sole expense, keep and maintain the Premises in good and safe condition, including all repairs and replacements necessary for the preservation of the Premises.

7. Insurance

Tenant shall obtain and maintain insurance coverage for the Premises as required by Landlord, naming Landlord as an additional insured.

8. Assignment and Subletting

Tenant shall not assign or sublet any part of the Premises without the prior written consent of Landlord.

9. Default

In the event of a default by Tenant, Landlord may terminate this Agreement in accordance with applicable law and recover possession of the Premises.

10. Miscellaneous

- This Agreement constitutes the entire agreement between the parties.
- Any amendments must be in writing and signed by both parties.
- This Agreement shall be governed by the laws of the State of *[State]*.

Landlord:
[Landlord Name or Company]

Date: _____

Tenant:
[Tenant Name or Company]

Date: _____