

Retail Property Lease Contract

This Retail Property Lease Contract ("Lease") is made and entered into this _____ day of _____, 20____, by and between:

Landlord (Lessor)	_____
Address	_____
Tenant (Lessee)	_____
Address	_____
Premises	_____

1. Lease Term

The Lease will commence on _____, and continue for a term of _____ months, ending on _____, unless otherwise terminated in accordance with this Lease.

2. Rent

The Tenant shall pay monthly rent of \$_____ payable in advance on the ____ day of each month.

3. Security Deposit

Upon signing this Lease, the Tenant shall pay a security deposit of \$_____ to the Landlord.

4. Utilities and Other Expenses

The following utilities and expenses shall be paid as indicated below:

Utility/Expense	Landlord	Tenant
Water	â˜	â˜
Electricity	â˜	â˜
Property Taxes	â˜	â˜
Maintenance	â˜	â˜

5. Use of Premises

The premises shall be used only for retail purposes and for no other purpose without the prior written consent of the Landlord.

6. Maintenance and Repairs

The Tenant shall keep and maintain the premises in a clean and sanitary condition. The Landlord shall be responsible for structural repairs unless caused by the Tenant.

7. Insurance

The Tenant is responsible for obtaining insurance for their business and contents. The Landlord is responsible for property insurance on the physical premises.

8. Default

If either party defaults on this Lease, the non-defaulting party may terminate the Lease by giving a written _____ day notice to the defaulting party.

9. Additional Provisions

10. Governing Law

This Lease shall be governed by the laws of the State of _____.

Landlord Signature

Tenant Signature

Date: _____

Date: _____