

# 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: \_\_\_\_\_