

# Standard Industrial Lease Form

## Basic Lease Information

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_

Premises: \_\_\_\_\_

Address: \_\_\_\_\_

Commencement Date: \_\_\_\_\_

Lease Term: \_\_\_\_\_

Base Rent: \_\_\_\_\_

Security Deposit: \_\_\_\_\_

## 1. Premises

The Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises described above, including any improvements, for the Term set forth herein.

## 2. Term

The Term of this Lease shall commence on the Commencement Date and shall continue for the period specified above, unless otherwise terminated as provided in this Lease.

## 3. Rent

Tenant shall pay to Landlord the Base Rent in advance on or before the first day of each calendar month during the Term of this Lease at the address specified by Landlord.

## 4. Use

The Premises shall be used and occupied only for lawful industrial purposes as permitted under applicable zoning laws and regulations.

## 5. Maintenance and Repairs

Tenant shall, at its sole expense, maintain the Premises in good order, condition, and repair.

## 6. Insurance

Tenant shall procure and maintain insurance coverage as required by Landlord and applicable law during the Term of this Lease.

## 7. Assignment and Subletting

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

## 8. Default

Failure by Tenant to comply with any term of this Lease shall constitute a default and entitle Landlord to exercise remedies permitted by law and this Lease.

## 9. Miscellaneous

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations and agreements. Any amendments must be in writing signed by both parties.

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Landlord: \_\_\_\_\_

Date: \_\_\_\_\_

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Tenant: \_\_\_\_\_

Date: \_\_\_\_\_