

Triple Net (NNN) Commercial Lease Agreement

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

1. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises located at [Premises Address], consisting of approximately [Square Footage] square feet (the "Premises").

2. Term

The Lease term shall begin on [Commencement Date] and continue for a period of [Number] years, ending on [Termination Date], unless sooner terminated in accordance with this Lease.

3. Rent

- **Base Rent:** Tenant shall pay monthly base rent of \$[Base Rent Amount], payable in advance on the first day of each month.
- **Additional Rent (Triple Net):** In addition to the base rent, Tenant shall pay all real estate taxes, insurance premiums, maintenance costs, and utilities associated with the Premises.

4. Use

The Premises shall be used for [Permitted Use] and for no other purpose without Landlord's prior written consent.

5. Maintenance and Repairs

Tenant shall, at its sole expense, maintain the Premises, including the interior, exterior, structural components, systems, landscaping, and parking areas, in good order and condition.

6. Taxes and Insurance

- **Taxes:** Tenant shall pay all real estate taxes and assessments relating to the Premises.
- **Insurance:** Tenant shall maintain comprehensive liability and property insurance in accordance with Landlord's requirements. Landlord shall be named as an additional insured.

7. Utilities

Tenant shall be responsible for and promptly pay all utilities and services supplied to the Premises.

8. Alterations

Tenant may not make any alterations or improvements to the Premises without Landlord's prior written approval.

9. Assignment and Subletting

Tenant may not assign this Lease or sublet all or any part of the Premises without the Landlord’s prior written consent.

10. Default

In the event of Tenant’s default, Landlord shall have all remedies provided by law or this Lease, including the right to terminate this Lease.

11. Miscellaneous

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

Landlord: [Landlord Name]
Date: _____

Tenant: [Tenant Name]
Date: _____