

# Industrial Property Lease Agreement

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## 1. Parties

**Lessor (Landlord):** \_\_\_\_\_

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

**Lessee (Tenant):** \_\_\_\_\_

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

## 2. Premises

The Lessor hereby leases to the Lessee the industrial property described as:

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

**Description of Property:** \_\_\_\_\_

**Total Area:** \_\_\_\_\_

## 3. Term

This lease shall commence on \_\_\_\_\_ and shall continue until \_\_\_\_\_, unless terminated or extended as provided herein.

## 4. Rent

The Lessee agrees to pay a monthly rent of \$ \_\_\_\_\_, payable in advance on the first day of each month.

## 5. Security Deposit

The Lessee shall deposit with the Lessor the sum of \$ \_\_\_\_\_ as security for the performance of this Agreement.

## 6. Use of Premises

The Premises shall be used solely for: \_\_\_\_\_

The Lessee shall not use the Premises for any unlawful or hazardous activities.

## 7. Maintenance and Repairs

**Lessor:** Responsible for structural repairs and exterior maintenance.

**Lessee:** Responsible for all interior maintenance and repairs.

## 8. Utilities and Services

The Lessee shall be responsible for all utility costs and services associated with the Premises unless otherwise agreed.

## 9. Insurance

The Lessee shall obtain and maintain adequate insurance for liability and property damage during the Lease

Term.

## 10. Termination

Either party may terminate this lease as provided under applicable law and upon giving written notice of at least \_\_\_\_\_ days.

## 11. Additional Terms

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Lessor (Landlord)

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

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Lessee (Tenant)

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