

# Multi-Tenant Commercial Lease Outline

## 1. Parties

- Landlord Name & Address
- Tenant Name & Address
- Other Relevant Parties (e.g., Guarantor)

## 2. Premises

- Description of Leased Space
- Suite/Unit Number
- Floor Plan or Exhibit Reference
- Common Areas/Shared Spaces

## 3. Lease Term

- Commencement Date
- Expiration Date
- Renewal Options

## 4. Rent

- Base Rent
- Rent Escalation/Increases
- Additional Rent (Operating Expenses, Taxes, Insurance)
- Payment Terms & Schedules

## 5. Security Deposit

- Amount
- Payment Schedule
- Refund/Forfeiture Conditions

## 6. Use of Premises

- Permitted Use
- Restrictions & Prohibited Uses
- Compliance with Laws

## 7. Maintenance & Repairs

- Landlord Responsibilities
- Tenant Responsibilities
- Alterations & Improvements

## 8. Utilities & Services

- Utility Providers
- Responsibility for Payment
- Common Area Services

## **9. Insurance & Liability**

- Required Insurance Coverage
- Indemnification Provisions
- Waiver of Subrogation

## **10. Assignment & Subleasing**

- Conditions for Assignment
- Subletting Procedures
- Landlord Approval Rights

## **11. Default & Remedies**

- Events of Default
- Notice and Cure Periods
- Landlord Remedies
- Tenant Remedies

## **12. Miscellaneous**

- Estoppel Certificates
- Signage
- Rules & Regulations
- Governing Law
- Notices
- Entire Agreement

## **13. Signatures**

- Landlord Signature & Date
- Tenant Signature & Date
- Guarantor (if applicable)