

Restaurant Property Lease Agreement

This Lease Agreement ("Agreement") is made and entered into on this _____ day of _____, 20____, by and between:

- **Landlord:** _____
- **Tenant:** _____

1. Property

The Landlord hereby leases to the Tenant the property located at:

(the "Premises"), to be used and occupied solely for operating a restaurant.

2. Term

The term of this Lease shall begin on _____ and shall:

– Continue for a period of _____ years/months.

– Be a month-to-month tenancy.

3. Rent

The Tenant agrees to pay a monthly rent of \$_____, payable in advance on or before the _____ day of each month.

4. Security Deposit

The Tenant shall pay a security deposit of \$_____, to be held by the Landlord and returned subject to the terms of this Agreement.

5. Utilities and Expenses

The following utilities/services will be paid as follows:

- Electricity: _____ Landlord _____ Tenant
- Water/Sewer: _____ Landlord _____ Tenant
- Trash: _____ Landlord _____ Tenant
- Other (specify): _____

6. Maintenance and Repairs

Responsibility for maintenance and repairs shall be as follows:

7. Alterations

The Tenant shall not make any structural or significant alterations to the Premises without prior written consent from the Landlord.

8. Insurance

The Tenant shall obtain and maintain adequate insurance coverage for their business and property.

9. Default

In the event of a default under this Lease, the non-defaulting party shall have all rights and remedies available at law or in equity.

10. Miscellaneous

- This Agreement represents the entire understanding between the parties.
- No modifications are valid unless in writing and signed by both parties.
- Governing Law: State of _____.

Landlord Signature & Date

Tenant Signature & Date