

Commercial Lease Waiver of Liability

This Waiver of Liability ("Waiver") is entered into as of the date noted below by and between:

Landlord: _____

Tenant: _____

With respect to the commercial property located at:

_____ ("Premises").

1. Waiver & Release

The Tenant hereby waives, releases, and discharges the Landlord, its agents, representatives, and employees from any and all liability for personal injury, property damage, or loss arising out of or in connection with the use, occupancy, or presence at the Premises, except in cases of gross negligence or willful misconduct by the Landlord.

2. Indemnification

The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, costs, or expenses (including reasonable attorney's fees) resulting from the Tenant's use or occupancy of the Premises.

3. No Waiver of Rights

Nothing in this Waiver constitutes a waiver of any rights or remedies of the Landlord under the Commercial Lease Agreement or applicable law.

4. Governing Law

This Waiver shall be governed by and construed in accordance with the laws of the State of

_____.

5. Acknowledgement

The Tenant acknowledges that he/she has read and fully understands the terms of this Waiver and voluntarily signs below.

Landlord Signature

Date: _____

Tenant Signature

Date: _____