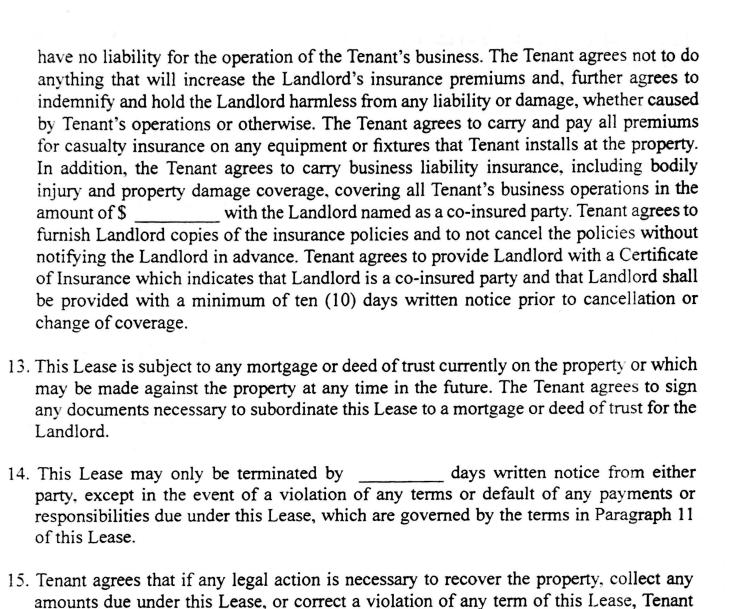
Commercial Lease

This lease is made on	
address:	, , , , , , , , , , , , , , , , , , , ,
*,	
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andaddress:	, tenant,
address.	
1. The Landlord agrees to rent to the Tenant ar	nd the Tenant agrees to rent from the Land-
lord the following property:	
	nat glanting divi
2. The rental payments will be \$	per month and will be payable by the
Tenant to the Landlord on the	day of each month, beginning on If any rental payment is not paid
within 5 (five) days of its due date, the Ter	nant agrees to pay an additional late charge of
5% (five percent) of the rental due.	
	antil
3. The term of this Lease will be from	, with
all of the terms of this I cose at the coming ti	. If Tenant is in full compliance with
renew this Lease for an additional term of	on of this term, Tenant shall have the option to
	remaining the same, except that the rent shall
be \$ If the Tenant r	emains as tenant after the expiration of this
Lease with the consent of the Landlord b	ut without signing a new lease, a month-to-
month tenancy will be created with the sar	ne terms and conditions as this Lease, except
	by ninety (90) days written notice from either
the Tenant or the Landlord, and that the re-	nt shall be \$
The Tenent has paid the Landlard a security	denosit of \$
The Tenant has paid the Landlord a security	deposit of \$ This or the repair of any damages to the property
	ed to the Tenant within 10 (ten) days of the
	ints needed to repair the property, but without
interest., unless required by state law.	and house to repair the property, but without
military similar in the same same same	
. The Tenant has paid the Landlord an additi	ional month's rent in the amount of \$
F	

This rent deposit will be held as security for the payment of rent by the Tenant. This rent payment deposit will be returned to the Tenant within 10 (ten) days of the termination of this Lease, minus any rent still due upon termination, but without interest, unless required by state law.

- 6. The Tenant agrees to use the property only for the purpose of carrying on the following lawful business:
- 7. The Landlord agrees that the Tenant may install the following equipment and fixtures for the purpose of operating the Tenant's business and that such equipment and fixtures shall remain the property of the Tenant:
- 8. The Tenant has inspected the property and has found it satisfactory for its intended purposes. The Landlord shall be responsible for the repair and upkeep of the exterior of the property, including the roof, exterior walls, parking areas, landscaping, and building foundation. The Tenant shall be responsible for the repair and upkeep of the interior of the property, including all electrical, mechanical, plumbing, heating, cooling, or any other system or equipment on the property. Tenant agrees to maintain the interior of the property and the surrounding outside area in a clean, safe, and sanitary manner and not to make any alterations to the property without the Landlord's written consent. At the termination of this Lease, the Tenant agrees to leave the property in the same condition as when it was received, except for normal wear and tear. Tenant also agrees to comply with all rules, laws, regulations, and ordinances affecting the property or the business activities of the Tenant.
- 9. The Tenant agrees to obtain and pay for all necessary utilities for the property.
- 10. The Tenant agrees not to sub-let the property or assign this Lease without the Landlord's written consent, which shall not be unreasonably withheld. Tenant agrees to allow the Landlord reasonable access to the property for inspection and repair. Landlord agrees to enter the property only after notifying the Tenant in advance, except in an emergency.
- 11. If the Tenant fails to pay the rent on time or violates any other terms of this Lease, the Landlord will provide written notice of the violation or default, allowing days to correct the violation or default. If the violation or default is not completely corrected within the time prescribed, the Landlord will have the right to terminate this Lease with ______ days notice and in accordance with state law. Upon termination of this Lease, the Tenant agrees to surrender possession of the property. The Landlord will also have the right to re-enter the property and take possession of it, remove Tenant and any equipment or possessions of Tenant, and to take advantage of any other legal remedies available.
- 12. The Landlord agrees to carry fire and casualty insurance on the property, but shall



shall be responsible for all costs incurred by Landlord in connection with such action,

16. As required by law, the Landlord makes the following statement: "Radon gas is a naturally-occurring radioactive gas that, when accumulated in sufficient quantities in a building, may present health risks to persons exposed to it. Levels of radon gas that exceed federal and state guidelines have been found in buildings in this state. Additional information regarding radon gas and radon gas testing may be obtained from your

including any reasonable attorney's fees.

17. The following are additional terms of this Lease:

18. The parties agree that this Lease, including the following attachments:

county health department."

is the entire agreement between them and that no terms of this Lease may be except by written agreement of both parties. This Lease is intended to company and all applicable laws relating to landlord and tenant relationships in the This Lease binds and benefits both the Landlord and Tenant and any heirs, sucrepresentatives, or assigns. This Lease is governed by the laws of the State of	ly with is state.
Signature of Landlord	
Printed Name of Landlord	

Signature of Tenant

Printed Name of Tenant