

**BUILDING LEASE AGREEMENT**

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

**Landlord Information:**

Full Name / Entity: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone / Email: \_\_\_\_\_

**Tenant Information:**

Full Name / Entity: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone / Email: \_\_\_\_\_

**Premises Information:**

Building Name / Number: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State, ZIP Code: \_\_\_\_\_  
Description of Premises: \_\_\_\_\_

**Lease Terms:**

Lease Commencement Date: \_\_\_\_\_  
Lease Term (months/years): \_\_\_\_\_  
Renewal Terms: \_\_\_\_\_

**Rent and Payment:**

Monthly Rent Amount: \_\_\_\_\_ USD  
Payment Due Date Each Month: \_\_\_\_\_  
Late Payment Penalties: \_\_\_\_\_

**Security Deposit:**

Deposit Amount: \_\_\_\_\_ USD  
Deposit Return Conditions: \_\_\_\_\_

**Use of Premises:**

Tenant shall use the Premises solely for lawful purposes permitted by applicable zoning laws and regulations. Tenant agrees not to conduct any illegal activities or cause a nuisance or hazard on the Premises. Alterations or improvements shall require prior written consent of Landlord.

**Maintenance and Repairs:**

Landlord shall maintain the structural components, roof, and common areas in good repair. Tenant shall maintain the

interior of the Premises in a clean, sanitary, and safe condition and shall promptly notify Landlord of any needed repairs. Tenant shall be responsible for any damage caused by Tenant's negligence or misuse.

**Utilities and Services:**

Tenant shall be responsible for all utilities and services supplied to the Premises, including but not limited to electricity, water, gas, telephone, internet, and trash removal, unless otherwise agreed in writing.

**Insurance:**

Tenant shall maintain commercial general liability insurance with limits not less than \$1,000,000 per occurrence and provide Landlord with certificates evidencing such coverage. Landlord shall maintain insurance on the building and common areas.

**Indemnification and Liability:**

Tenant shall indemnify, defend, and hold Landlord harmless from and against any claims, damages, liabilities, and expenses arising from Tenant's use or occupancy of the Premises, including negligence or willful misconduct, except to the extent caused by Landlord's gross negligence or willful misconduct.

**Default and Remedies:**

If Tenant fails to pay rent or breaches any other term of this Lease, Landlord may provide written notice of default. If Tenant does not cure within the applicable notice period, Landlord may terminate this Lease and pursue all remedies available at law or in equity, including eviction and recovery of damages. Landlord's acceptance of late rent shall not waive any default.

**Assignment and Subletting:**

Tenant shall not assign this Lease or sublet the Premises without Landlord's prior written consent, which shall not be unreasonably withheld.

**Surrender of Premises:**

Upon expiration or termination of this Lease, Tenant shall surrender the Premises to Landlord in good condition, reasonable wear and tear excepted, and shall remove all personal property.

**Governing Law and Venue:**

This Lease shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_ without regard to conflicts of law principles. The parties consent to the exclusive jurisdiction and venue of the state and federal courts located in \_\_\_\_\_ County, \_\_\_\_\_.

**Entire Agreement; Amendment:**

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements. No amendment or modification shall be effective unless in writing and signed by both parties.

**Severability:**

If any provision of this Lease is held to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect.

**Waiver:**

No waiver of any breach or default shall be deemed a waiver of any other breach or default.

**Notices:**

All notices under this Lease shall be in writing and shall be deemed delivered when delivered personally, sent by nationally recognized overnight courier, certified mail return receipt requested, or by electronic means with confirmation of receipt, to the addresses set forth above or as otherwise designated.

**Signatures; Counterparts:**

This Lease may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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