

WAREHOUSE LEASE AND STORAGE AGREEMENT

Location: _____ Effective Date: _____

Lessor Information:

Full Name / Entity: _____

Business Address: _____

Phone/Email: _____

Lessee Information:

Full Name / Entity: _____

Business Address: _____

Phone/Email: _____

Warehouse Property Description:

Location and Address: _____

Unit / Space Number (if applicable): _____

Size and Dimensions: _____

Lease Term and Rent:

Lease Term (months): _____ Rent Amount (USD): _____

Payment Due Date Each Month: _____

Security Deposit:

Amount (USD): _____

Clause 1 – Lease of Warehouse Space

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the warehouse space described above (the “Premises”) for the term and rent specified herein.

Clause 2 – Term and Renewal

The Lease Term shall commence on the Effective Date and continue for the number of months indicated above unless sooner terminated pursuant to this Agreement. The Lease may be renewed only by a written agreement signed by both parties.

Clause 3 – Rent Payment

Lessee shall pay rent in the amount specified above, monthly in advance, on or before the due date specified. Late payments shall bear interest at a rate of 1.5% per month or the maximum rate permitted by law, whichever is less.

Clause 4 – Security Deposit

Lessee shall pay the security deposit stated above upon execution of this Agreement. The security deposit shall secure Lessee’s performance of all terms and conditions and may be applied by Lessor to unpaid rent, damages, or other defaults. Lessee shall not apply the deposit as rent.

Clause 5 – Use of Premises

The Premises shall be used solely for lawful storage purposes consistent with warehouse operations and in compliance with all applicable laws, ordinances, and regulations. Lessee shall not store hazardous, illegal, or flammable materials without Lessor’s prior written consent.

Clause 6 – Maintenance and Repairs

Lessor shall maintain the structural integrity and major systems of the Premises. Lessee shall keep the Premises clean, safe, and free of debris and shall be responsible for any damage caused by Lessee or its agents.

Clause 7 – Access

Lessee shall have access to the Premises during normal business hours, or as otherwise mutually agreed. Lessor reserves the right to access the Premises for inspection, maintenance, or emergencies upon reasonable notice.

Clause 8 – Insurance

Lessee shall maintain commercial general liability insurance and property insurance covering Lessee’s property in the Premises, naming Lessor as an additional insured, with limits reasonably satisfactory to Lessor.

Clause 9 – Indemnification

Lessee shall indemnify, defend, and hold harmless Lessor and its agents from and against any claims, liabilities, damages, and expenses arising from Lessee’s use or occupancy of the Premises, except to the extent caused by Lessor’s negligence or willful misconduct.

Clause 10 – Default and Remedies

If Lessee fails to pay rent or breaches any other term, Lessor may provide written notice specifying the breach and, if not cured within 10 days, may terminate this Agreement and pursue all remedies at law or equity.

Clause 11 – Termination and Surrender

Upon termination or expiration, Lessee shall surrender the Premises in good condition, ordinary wear and tear excepted. Any personal property remaining after termination may be treated as abandoned.

Clause 12 – Assignment and Subletting

Lessee shall not assign this Agreement or sublet the Premises without Lessor’s prior written consent, which shall not be unreasonably withheld.

Clause 13 – Compliance with Laws

Lessee shall comply with all applicable federal, state, and local laws, rules, and regulations affecting the Premises and Lessee’s use thereof.

Clause 14 – Waiver

No delay or failure by either party to exercise any right or remedy shall operate as a waiver thereof unless in writing.

Clause 15 – Entire Agreement

This Agreement contains the entire understanding of the parties regarding the Premises and supersedes all prior agreements and understandings, whether oral or written.

Clause 16 – Amendments

No modification or amendment of this Agreement shall be effective unless made in writing and signed by both parties.

Clause 17 – Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ without

regard to its conflict of law principles. The parties consent to exclusive jurisdiction and venue in the courts located in _____ County, _____.

Clause 18 – Notices

All notices under this Agreement shall be in writing and deemed delivered when personally delivered, sent by nationally recognized overnight courier, certified mail return receipt requested, or electronic transmission confirmed by sender.

Clause 19 – Severability

If any provision of this Agreement is found invalid or unenforceable, the remainder shall continue in full force and effect.

Clause 20 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original and all of which together constitute one agreement.

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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