

# CALIFORNIA COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and effective on \_\_\_\_\_, by and between \_\_\_\_\_, ("Landlord"), and \_\_\_\_\_, ("Tenant").

## 1. Premises:

Landlord hereby leases to Tenant, and Tenant leases from Landlord, the premises located at \_\_\_\_\_, including the following:

Square footage: \_\_\_\_\_ sq. ft.

Specific rooms or areas: \_\_\_\_\_

The premises shall be used for \_\_\_\_\_

## 2. Term:

The term of this Lease shall commence on \_\_\_\_\_ and shall expire on \_\_\_\_\_, unless otherwise terminated or extended as provided herein.

## 3. Rent:

Tenant shall pay to Landlord a monthly rent of \$ \_\_\_\_\_, payable in advance on the \_\_\_\_\_ of each month.

Payment method: \_\_\_\_\_

Late fees: A late fee of \$ \_\_\_\_\_ will be charged if rent is not received by \_\_\_\_\_.

## 4. Security Deposit:

Tenant shall deposit with Landlord the sum of \$ \_\_\_\_\_ as security for Tenant's performance of this Lease.

This deposit will be refunded to Tenant within [#] days after the expiration or termination of this Lease, subject to any deductions for damages or unpaid rent.

## 5. Use of Premises:

The premises shall be used and occupied by Tenant solely for the purpose of [specific business use] and for no other purpose without the prior written consent of Landlord.

Tenant shall comply with all laws, ordinances, regulations, and rules regarding the use and occupancy of the premises.

#### **6. Maintenance and Repairs:**

Tenant is responsible for maintaining the interior of the premises in good condition.

Landlord shall be responsible for the maintenance and repair of the building structure, including roof, walls, and foundation.

Any repairs caused by Tenant's misuse or negligence shall be the responsibility of the Tenant.

#### **7. Utilities and Services:**

Tenant shall be responsible for the payment of all utilities and services related to the premises, including electricity, water, gas, internet, and trash removal.

#### **8. Insurance:**

Tenant shall obtain and maintain commercial general liability insurance in an amount not less than \$\_\_\_\_\_ per occurrence, naming Landlord as an additional insured.

Landlord shall maintain insurance on the building, but not on Tenant's personal property or fixtures.

#### **9. Alterations and Improvements:**

Tenant shall not make any alterations, improvements, or additions to the premises without the prior written consent of Landlord.

Any approved alterations shall be done at Tenant's expense and shall become the property of the Landlord upon termination of this Lease.

#### **10. Assignment and Subletting:**

Tenant shall not assign this Lease or sublet any portion of the premises without the prior written consent of Landlord.

#### **11. Default:**

If Tenant fails to pay rent or otherwise breaches any provision of this Lease, Landlord may terminate this Lease by giving written notice to Tenant.

Tenant shall have \_\_\_\_\_ days to cure any breach after receiving such notice.

#### **12. Termination:**

This Lease may be terminated by either party by providing \_\_\_\_\_ days written notice before the end of the lease term.

Upon termination, Tenant shall surrender the premises to Landlord in the same condition as received, except for normal wear and tear.

**13. Governing Law:** This Lease shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_.

**14. Entire Agreement:**

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements.

**15. Signatures:**

Landlord Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_