

# TRIPLE NET (NNN) LEASE AGREEMENT

This Lease Agreement (the "Lease") is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 20, by and between:

## **Landlord**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

## **Tenant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

## **Premises**

The Landlord hereby leases to the Tenant the premises located at:

Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

The total square footage of the Premises is: \_\_\_\_\_ square feet.

## **Lease Term**

The term of this Lease shall be for a period of \_\_\_\_\_ ( ) years, commencing on the \_\_\_ day of \_\_\_\_\_, 20, and ending on the \_\_\_ day of \_\_\_\_\_, 20.

## **Rent Payment**

- Tenant agrees to pay to Landlord as base rent for the Premises the sum of \$ \_\_\_\_\_ per month, payable in advance on the \_\_\_\_ day of each month during the Lease Term.
- The Rent payment shall be due at the Landlord's address or at such other place as the Landlord may designate from time to time.

**Additional Rent (Triple Net - NNN)**

Tenant shall pay, in addition to the base rent, all costs, expenses, and liabilities associated with the following:

- a. Property Taxes
- b. Insurance premiums
- c. Maintenance and repairs of the Premises, including common areas, utilities, and services necessary for the operation of the property (collectively, the "Operating Costs").

Operating Costs shall be payable by Tenant monthly along with the base rent, or as otherwise specified by Landlord. Tenant shall reimburse Landlord for the Operating Costs within \_\_\_\_\_ days after receiving an invoice from Landlord.

**Security Deposit**

Tenant agrees to pay a security deposit in the amount of \$ \_\_\_\_\_, which will be held by the Landlord to secure Tenant's performance of its obligations under the Lease. The security deposit will be returned to Tenant, less any amounts necessary for repairs or outstanding amounts owed, within \_\_\_\_\_ days after the end of the Lease Term.

**Use of Premises**

The Premises shall be used for the following purpose:

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Tenant agrees not to use the Premises for any unlawful purposes and to comply with all laws, regulations, and ordinances.

**Repairs and Maintenance**

Tenant shall be responsible for the repair and maintenance of the Premises, including the interior, HVAC systems, plumbing, and electrical systems.

Landlord shall be responsible for the exterior structure, including the roof, foundation, and common areas of the building.

**Alterations**

Tenant may not make any alterations, improvements, or additions to the Premises without the prior written consent of Landlord. All alterations made by Tenant shall remain the property of the Landlord upon the expiration or termination of this Lease unless otherwise agreed.

**Utilities and Services**

Tenant is responsible for arranging and paying for all utilities and services required for the operation of the Premises, including water, electricity, gas, and waste removal.

Landlord shall provide the following utilities and services:

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**Insurance**

Tenant is required to maintain insurance coverage for the Premises, including liability insurance, and property insurance for its personal property.

Landlord shall maintain insurance for the building structure.

**Indemnification**

Tenant agrees to indemnify and hold Landlord harmless from and against all claims, damages, or losses arising from Tenant's use of the Premises.

**Assignment and Subletting**

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

Any assignment or subletting without Landlord's consent shall be considered a material breach of the Lease.

**Default and Termination**

- If Tenant fails to pay rent or perform any other obligation under this Lease, Landlord may provide written notice of default and allow Tenant \_\_\_\_ days to cure the default.
- If Tenant fails to cure the default within the specified time, Landlord may terminate this Lease and re-enter the Premises.
- Upon termination, Tenant shall immediately vacate the Premises and return them to the Landlord.

**Governing Law**

This Lease shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_.

**Miscellaneous Provisions**

- **Entire Agreement:** This Lease constitutes the entire agreement between the parties and supersedes any prior discussions or agreements.
- **Amendments:** Any amendments or modifications to this Lease must be made in writing and signed by both parties.
- **Notices:** Any notices required under this Lease shall be in writing and sent to the addresses listed above by certified mail or other method agreed upon.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the day and year first above written.

**Landlord**

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

Printed Name: \_\_\_\_\_

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

**Tenant**

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

Printed Name: \_\_\_\_\_

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