

## Restaurant Lease Contract

\_\_\_\_\_ (hereafter "Lessor") and \_\_\_\_\_  
(hereafter "Lessee") hereby enter into a lease agreement under the following terms:

Lessor shall convey to Lessee use of the premises at:

\_\_\_\_\_

The term of this lease shall be from \_\_\_\_\_ until \_\_\_\_\_ at midnight on each date. The Lessee will retain a renewal option until \_\_\_\_\_ days before the termination date. At that time, the renewal option will be withdrawn.

The Lessee is obligated to pay Lessor a total of \$ \_\_\_\_\_ for the rights conveyed under this lease. The amount will be paid in monthly installments in the amount of \$ \_\_\_\_\_ per month. If the amount is not paid within \_\_\_\_\_ days, a late fee of \$ \_\_\_\_\_ will occur.

The Lessee shall put down a security deposit in the amount of \$ \_\_\_\_\_, which will be distributed for damages and repairs as required by law.

The Lessee shall have full possession of the premises on the first day of the lease, and shall extend the right of occupation to employees, agents and clients within the common areas.

The Lessee shall use the premises for the sole purposes of conducting business as a restaurant/coffee house/café©. Any other purposes shall require the Lessor's written consent. The Lessee shall sell no alcohol or spirit (other than beer or wine) without a legal liquor license. The Lessee shall have access to \_\_\_\_\_ parking spaces adjacent to the premises for the sole purpose of customer parking and carry-out pickup for the additional price of \$ \_\_\_\_\_ per month. The Lessee shall be in charge of regulation and towing agreements in maintaining the parking lot. The Lessor will pay for insurance with the following conditions:

\_\_\_\_\_

The Lessee will pay for insurance with the following conditions:

\_\_\_\_\_

The Lessee shall be responsible for cleaning, waste disposal, utilities, and the following taxes:

\_\_\_\_\_

The Lessor shall be responsible for maintenance, repairs, and the following taxes:

\_\_\_\_\_

The Lessee/ shall have the right to terminate the lease with a \_\_\_ day notice under the following conditions:

Upon expiration or termination of this lease, Lessee shall return the property to Lessor in substantially the same condition in which the property was received by Lessee. The Lessee shall remove all goods and peaceably return the premises to the Lessor.

In witness to their agreement to the terms of this contract, the parties affix their signatures below:

\_\_\_\_\_  
Lessor, signature & date  
Address \_\_\_\_\_  
City, state, ZIP \_\_\_\_\_

\_\_\_\_\_  
Lessee, signature & date  
Address \_\_\_\_\_  
City, state, ZIP \_\_\_\_\_