

Retail Space 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.

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 rental of the premises is intended solely for the purpose of running a retail business for the exchange of goods and services. Any other purpose for the premises requires the Lessor's written consent.

The Lessee shall have the right to erect any signs or advertising displays at the Lessee's expense.

The Lessee shall not store explosive/flammable/toxic chemicals or materials on the premises.

Neither shall the Lessee use forklifts, tow trucks or mechanically powered equipment for freight handling on the premises.

The Lessee shall have access to _____ parking spaces adjacent to the premises for the sole purpose of customer parking 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: _____

_____,
while the Lessee will pay for insurance with the following conditions: _____

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

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

The Lessee/Lessor 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.

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 _____