

# Warehouse 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 rent being based on required space, total cost will be charged at \_\_\_\_\_ per square meter. 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 of \$ \_\_\_\_\_ per month. If 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 rental of the premises is intended solely for the purpose of warehousing, distributing and related industrial purposes. Any other uses require the Lessor's prior and written consent. The Lessee accepts the property in its current state and vows to abide by all present and future laws concerning maintenance and conduct.

The use or storage of the following chemicals/equipment/products is prohibited on the premises:

\_\_\_\_\_

\_\_\_\_\_

The Lessor will provide the following equipment, fixtures and furnishings: \_\_\_\_\_

\_\_\_\_\_

This will remain on the premises at all times and will be returned to the Lessor in the same condition at the end of the lease.

The Lessee shall have access to \_\_\_\_\_ parking spaces for the purpose of employee and client parking. The Lessee shall be in charge of regulation and towing agreements in maintaining the parking lot.

The Lessor shall pay for insurance with the following conditions: \_\_\_\_\_

\_\_\_\_\_

The Lessee shall pay for insurance with the following conditions: \_\_\_\_\_

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The Lessee shall be responsible for janitorial services, waste disposal, utilities and the following taxes: \_\_\_\_\_

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

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The Lessee will make no alterations without written consent of the Lessor and will obtain and maintain all necessary permits for equipment and business purposes.

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

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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:

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Lessor, signature & date

Address \_\_\_\_\_

City, state, ZIP \_\_\_\_\_

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Lessee, signature & date

Address \_\_\_\_\_

City, state, ZIP \_\_\_\_\_