

COMMERCIAL LEASE AGREEMENT

Location: _____ Effective Date: _____

Parties:

Landlord: _____

Tenant: _____

Premises:

Address and Description: _____

Term:

Lease Commencement Date: _____

Lease Expiration Date: _____

Rent:

Base Rent Amount: _____ GBP

Payment Frequency: _____

Security Deposit:

Amount: _____ GBP

Use of Premises:

The Premises shall be used solely for commercial purposes consistent with the tenant's business and in compliance with all applicable laws and regulations. Tenant shall not use the Premises for any unlawful, hazardous, or offensive purposes.

Maintenance and Repairs:

Landlord shall maintain the structural components, roof, and exterior of the Premises. Tenant shall maintain the interior, including fixtures and equipment, and keep the Premises in a clean, safe, and sanitary condition.

Alterations and Improvements:

Tenant shall not make any structural alterations or improvements without prior written consent of the Landlord. Any approved alterations shall comply with applicable laws and codes and become the property of the Landlord upon lease termination.

Insurance:

Tenant shall obtain and maintain commercial general liability insurance and property insurance covering the Premises and Tenant's property. Landlord shall maintain insurance on the building structure. Both parties shall provide certificates of insurance upon request.

Indemnity:

Tenant agrees to indemnify, defend, and hold harmless Landlord from all claims, damages, and expenses arising from Tenant's use or occupancy of the Premises, except to the extent caused by Landlord's negligence or willful misconduct.

Default and Remedies:

If Tenant fails to pay rent or breaches any lease term, Landlord may provide written notice specifying the breach. Tenant shall have a reasonable period to cure the breach. Failure to cure may result in termination of the lease and Landlord pursuing all legal remedies.

Assignment and Subletting:

Tenant shall not assign or sublet the Premises or any interest therein without prior written consent of Landlord, which shall not be unreasonably withheld.

Quiet Enjoyment:

Landlord covenants that Tenant, upon paying rent and performing lease obligations, shall peacefully and quietly enjoy the Premises without interference.

Governing Law and Jurisdiction:

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

Entire Agreement:

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter hereof.

Severability:

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Waiver:

No failure or delay by either party in exercising any right shall operate as a waiver of that right.

Notices:

All notices must be in writing and delivered by hand, recorded delivery post, or email to the addresses provided in this Agreement or otherwise notified in writing.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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