

OFFICE SPACE LEASE AGREEMENT

This Office Space Lease Agreement (the "**Agreement**") is entered into on _____ (the "**Effective Date**") by and between

- _____, a company incorporated under the laws of _____ State, having its registered place of business at _____, duly represented by _____ (the "**Landlord**")
- _____, an individual, having their usual place of living at _____ (the "**Landlord**"),
- and
- _____, a company incorporated under the laws of _____ State, having its registered place of business at _____, duly represented by _____ (the "**Tenant**")
- _____, an individual, having their usual place of living at _____ (the "**Tenant**"), collectively referred to as the "**Parties**", and individually as a "**Party**".

WHEREAS, the Landlord possesses certain real property (hereinafter referred to as the "Premises") and desires to lease the Premises upon terms and conditions contained herein,

WHEREAS, the Tenant desires to rent the Premises upon terms and conditions contained herein,

NOW, THEREFORE, for and consideration of the obligations contained herein and other valuable considerations, the Parties have agreed as follows:

THE PREMISES DESCRIPTION. The Premises mean the space

_____.

Address: _____.

PURPOSE. The Premises are used by the Tenant for the following commercial purpose:

_____.

LEASE TERM.

Fixed period. The lease term makes _____. The Tenant shall be allowed to occupy the Premises starting on _____ (the "Commencement Date") and ending on _____ (the "End Date").

Month-to-month term. The lease under this Agreement is performed on a month-to-month basis as a periodic tenancy. The beginning is at _____ on _____ (the "Commencement Date") and the end is at _____ on _____ (the "End Date").

LEASE FEES AND PAYMENTS PROCEDURE.

- Fixed fee. The Tenant shall pay a fixed rent (the "Lease fee") in the amount of \$ _____. Payments will be due on the _____ day of each _____.
- Month-to-month fee. The Tenant shall pay a monthly rent (the "Lease fee") in the amount of \$ _____. Payments will be due on the _____ day of a month.

All payments will be made as set forth hereabove on or before the due date. All payments are made by

- wire transfer
- cash
- check
- other: _____.

The Parties reserve the right to change a payment method by a mutual written consent.

LATE PAYMENT.

No late payment. The Tenant shall not be liable for any late payments under this Agreement.

Late payment. In case of payment delay of the Lease fee for more than _____ business days the Tenant shall pay the Landlord the late fee equal to

- \$ _____
- _____%

of the overdue payment. The Late fee will be charged until the Lease fee is paid in full.

SECURITY DEPOSIT.

- No deposit. There shall be no deposit required to be paid by the Tenant.
- A deposit required. The Tenant shall pay \$ _____ as a security for the successful performance of this Agreement (the "**Security deposit**"). The Security Deposit should be paid on or before the Effective date and may not be used to pay the last month's Rent unless written permission is granted by the Landlord.

POSSESSION. The Landlord shall deliver the Premises to the Tenant in "as is" condition. The Tenant acknowledges, represents, and warrants that the Tenant has inspected the Premises and is fully satisfied with its present condition.

If the Landlord fails to deliver possession of the Premises to Tenant on the Commencement date, this Agreement will continue in effect, but the Lease fee will be prorated according to when

possession is given to Tenant. If the delay is more than _____ days of the Commencement date, the Tenant has a right to terminate this Agreement and all payments made before should be returned to the Tenant.

PARKING. The Premises shall have the following:

- No Parking Provided. The Tenant acknowledges that the Landlord shall provide no parking on the Premises.
- Parking Provided. The Landlord agrees to provide:
 - Shared or Common Parking.
 - Designated Parking.
 - A minimum of _____ parking space(s), provided with:
 - No Fee.
 - \$_____ per month for each all parking space(s).

UTILITIES. The Landlord is responsible for:

- No Utilities. The Tenant shall be not responsible for utilities and services.
- Some Utilities. The Tenant shall be responsible for the following utilities and services:

All Utilities. All utilities and services shall be paid to by the Landlord. This includes but is not limited to, electricity, internet, water, sewer, trash removal, and any other services required to operate the Premises on a day-to-day basis.

ACCESS TO COMMON AREAS. In addition to the Premises, the Tenant shall also have access to:

- No Other Areas. The Tenant shall only have access to the Premises.
- Common Areas. The Tenant shall have access to common areas of the Premises, including the following: _____

SUBLETTING: The Tenant is:

- Not Allowed to Sublet. The Tenant is not permitted to sublet the Premises unless written authorization is granted.
- Allowed to Sublet. The Tenant is permitted to sublet the Premises with:
 - No Approval Needed. No written approval is required by the Landlord.
 - Approval Needed. Written approval is required by the Landlord.

TERMINATION UPON SALE OF THE PREMISES. The Landlord has a right to sell the Premises at any time. Notwithstanding any other provision of this Agreement, the Landlord has a right to terminate this Agreement upon _____ days' written notice to the Tenant that the Premises have been sold.

DESTRUCTION OF THE PREMISES. In case if the Premises are destroyed by a third party's action or by an act of God or other casualty, the Agreement shall be deemed terminate and the

rights and obligations of the Parties hereunder shall cease (except such rights and liabilities as may have accrued to the time of such destruction). The Tenant will be entitled to a refund of deposits (if any) and lease fees on a prorata basis.

TERMINATION. This Agreement may be terminated by a mutual written consent of the Parties.

This Agreement may be terminated unilaterally by the Landlord upon prior written _____ days' notice given to the Tenant.

The Agreement may be terminated unilaterally by the Tenant upon prior written _____ days' notice given to the Landlord.

This Agreement shall terminate automatically upon special conditions defined in this Agreement.

NOTICES. All notices sent under or related to this Agreement will be deemed sufficiently given if sent by certified mail, return receipt requested, to the following addresses:

If to the Landlord: Attn. _____.

If to the Tenant: Attn. _____.

GOVERNING LAW AND DISPUTE RESOLUTION. This Agreement shall be governed by and interpreted in accordance with the laws of _____ State, and any disputes arising out of or in connection with this Agreement shall be exclusively resolved by the courts of _____.

SEVERABILITY. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

ENTIRE AGREEMENT. This Agreement represents the entire agreement between the Parties and supersedes any prior oral or written agreements.

WAIVER. The failure of any Party to enforce a particular provision of this Agreement shall not constitute a waiver of their right to enforce that provision in the future.

ASSIGNMENT. Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning Party, which approval shall not be unreasonably withheld.

AMENDMENTS. This Agreement may be amended or modified only by a written agreement signed by both Parties. Any amendments to this Agreement shall be binding only if they are in writing and signed by both Parties.

BINDING EFFECT. This Agreement shall be binding upon the Parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the Effective Date.

The Landlord _____

The Tenant _____