

Triple Net Commercial Lease Agreement: This 16 page Lease Agreement is to be used between a commercial property owner (Lessor) and a prospective tenant of that property (Lessee). The essential difference between this Agreement and the Standard Commercial Lease Agreement, is that it contains triple-net protections for Lessor. A lease of this type requires the Lessee to pay for the costs associated with i) taxes, ii) insurance and iii) maintenance for the leased commercial property. Many Lessor's enjoy the reduced level of management and costs to manage such a property under this type of lease. However, it is important to note that lease rate per sqft will generally be less than that of a standard commercial lease because the Lessee is picking up more costs for the use of the building.

Although this Agreement seems lengthy, please realize that a commercial lease is often times much longer than a standard residential lease. Moreover, please note that it is in size 12 font with a great deal of spacing for ease of use. It is certainly acceptable to change the font and layout in order to reduce the size of the document.

This Agreement contains numerous options for structuring the agreement in a light favorable to both parties, and includes standard provisions, including:

- term
- rent
- insurance
- repairs
- improvements and alterations
- maintenance responsibilities
- consequences of default
- common areas
- indemnification
- condemnation
- termination
- taxes

This Lease Agreement is structured as a template to allow for ease of use and modification to the Agreement to best suit individual needs and preferences. However, it is important to note that this is a generalized, standard contract and should not be construed or interpreted to take the place of competent legal representation for you or your business. Moreover we recommend the user of this document have the Agreement reviewed for applicable local law.