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| *Address* | Business Park Name  Street Address  City, State Zip Code |
| *Area* | \_\_\_\_ rentable square feet (RSF) |
| *Term* | \_\_\_\_\_\_ (\_) years commencing Month XX, XXXX and terminates Month XX, XXXX. |
| *Base Rental Rate* | XX/XX/XX – XX/XX/XX $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN XX/XX/XX – XX/XX/XX $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN XX/XX/XX – XX/XX/XX $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN XX/XX/XX – XX/XX/XX $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN XX/XX/XX – XX/XX/XX $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN |
| *Additional Expenses* | Tenant shall be responsible for its share of real estate taxes, building insurance, and common area maintenance estimated to equal $\_\_\_\_\_ per month or $\_\_\_ per SF. (Lease, Section \_\_\_)  Or  Tenant shall be responsible for increases above XXXX base year. |
| *Tenant Improvements* | As is.  Or  Landlord, at its sole cost and expense, shall provide the following tenant improvements:  (Lease, Section \_\_) |
| *Security Deposit* | $\_\_\_\_ (Lease, Section \_\_) |
| *Pro Rata Share* | \_\_\_\_% (Lease, Section \_\_) |
| *HVAC* | Tenant or Landlord shall be responsible for maintenance, repair, and replacement of HVAC unit. Tenant shall obtain preventative maintenance contract for HVAC system. Landlord will be responsible for any cost and repair over $\_\_\_\_ per repair including replacement of HVAC.  (Lease, Section \_\_\_) |

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| *Repair and Maintenance* | Tenant shall be responsible for maintenance, repair and replacement of the following: \_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_, and \_\_\_\_\_\_\_\_\_\_. Tenant shall provide janitorial services at Tenant’s expense. (Lease, Section \_\_)  Landlord shall be responsible for maintenance, repair and replacement of the following: \_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_, and \_\_\_\_\_\_\_\_\_\_. (Lease, Section \_\_) |
| *Parking* | In common.  Or  Tenant shall have \_\_\_ unreserved and \_\_ reserved parking stalls.  (Lease, Section \_\_) |
| *Signage* | Tenant, at its sole cost and expense, shall have the right to install signage on the exterior of the premises subject to Landlord’s prior written consent. Tenant shall remove all signage at the termination of this lease and repair any damage or injury to the exterior of the premises caused thereby. (Lease, Section \_\_) |
| *Holdover* | \_\_\_% (Lease, Section \_\_) |
| *Option to Renew* | Tenant shall have the option to renew this lease for an additional \_\_\_\_ (\_) years at then current fair market value. Tenant to provide Landlord written notice of its intent to renew lease at least \_\_\_\_ (\_) days (Month XX, XXXX) prior to expiration. (Lease, Section \_\_\_)  Or  Tenant shall have \_\_\_ (\_) options to renew this lease for an additional \_\_\_ (\_) year term at a \_\_% increase over the then-current base rent. Tenant to provide Landlord written notice of its intent to renew lease at least \_\_\_ (\_) months (Month XX, XXXX) but not more than \_\_\_\_\_ (\_\_) months (Month XX, XXXX) prior to expiration. (Lease, Section \_\_) |
| *Landlord Notices* | \_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| Month XX, XXXX | Commencement Date. Base rent commences at $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN. |
| Month XX, XXXX | Base Rent Increase. Base rent increases to $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN. |
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| Month XX, XXXX | Base Rent Increase. Base rent increases to $\_\_\_\_\_ per month or $\_\_\_\_ per SF, NNN. |
| Month XX, XXXX | Option to Renew. First day for tenant to provide landlord with written notice of its intent to renew lease for \_\_\_\_ (\_) additional years. |
| Month XX, XXXX | Option to Renew. Last day for tenant to provide landlord with written notice of its intent to renew lease for an additional \_\_\_\_ (\_) years. |
| Month XX, XXXX | Lease Terminates. |