LAND LEASE AGREEMENT

This Lease Agreement (hereinafter referred to as the "Agreement") is made and effective

[EFFECTIVE DATE] (the "Effective Date"),

BY AND

BETWEEN:

[LANDLORD NAME], with an address of [LANDLORD ADDRESS],

hereinafter referred to as the "Lessor".

AND: [TENANT NAME], with an address of [TENANT ADDRESS],

hereinafter referred to as the "Lessee", collectively referred to as the

"Parties".

LEASED PREMISES

Lessor agrees to lease to Lessee, and Lessee agrees to lease from Lessor, for the term and upon the

conditions set forth herein, the land described as follows:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

(Enter a detailed description, potentially with references to attached maps or surveys)

TERM

This Lease begins on \_\_\_\_\_\_\_\_\_\_\_\_ and ends on \_\_\_\_\_\_\_\_\_\_\_\_. The term is for \_\_\_\_\_\_\_\_\_\_\_\_

years/months.

RENT

Lessee will pay Lessor \_\_\_\_\_\_\_\_\_\_\_\_ dollars/euros/sterling monthly, due the first day of each

month.

USE OF LAND

The Lessee may only use the land for: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Prohibited activities include:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

MAINTENANCE

Lessee shall keep the land, including any improvements, in good condition. This includes, but is

not limited to, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ e.g., mowing, weeding, and trash removal.

INSURANCE

Lessee shall procure liability insurance with a minimum limit of \_\_\_\_\_\_\_\_\_\_\_\_, naming Lessor as

an additional insured. Proof must be given to Lessor before lease commencement and upon

renewal.

ASSIGNMENT & SUBLETTING

Lessee may not assign this Lease or sublet the land without Lessor's written consent.

TERMINATION

Upon breach of this Agreement by either Party, the other may terminate after giving

\_\_\_\_\_\_\_\_\_\_\_\_ days written notice.

INDEMNIFICATION

Lessee will indemnify Lessor against claims resulting from Lessee's use of the land, excluding

claims arising from Lessor's own negligence.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of

[GOVERNING LAW]. Any legal action arising out of or relating to this Agreement shall be

brought in the appropriate courts of [GOVERNING LAW].

AMENDMENTS

Changes to this Agreement are valid only if written and signed by both Parties.

ENTIRE AGREEMENT

This Agreement constitutes the complete understanding of the Parties and supersedes all prior

discussions or agreements.

NOTICES

Notices should be in writing and can be personally delivered or mailed to the addresses given

above or any new address provided in writing.

SECURITY DEPOSIT (Optional)

A security deposit of \_\_\_\_\_\_\_\_\_\_\_\_ dollars/euros/sterling is due upon signing, returnable upon

lease termination, minus any deductions for repairs or unpaid rent.

DEFAULT

If rent is more than \_\_\_\_\_\_\_\_\_\_\_\_ days late, or if Lessee violates any term, it's considered a

default. Lessor can then take any action allowed by law to recover damages, unpaid rent, and to

evict Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the date

first above written.

LESSOR