**LEASE AGREEMENT**

THIS LEASE AGREEMENT (“Lease”) made and entered into this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_, \_, by and between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Landlord”), and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Tenant”).

**1. PREMISES**

1.1 The Landlord rents to Tenant and Tenant rents from Landlord, the premises located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. The premises will be used for commercial purposes.

**2. TERM**

2.1 The initial term of this Lease begins on \_\_\_\_\_\_\_\_\_\_, \_\_, and ends on \_\_\_\_\_\_\_\_\_\_, \_\_.

2.2 Thereafter, the Lease will continue on a month-to-month basis until either Landlord or Tenant terminate this Lease with written notice.

**3. RENT**

3.1 Tenant agrees to pay Landlord \_\_\_\_\_\_ Php per month, due on the 1st day of each calendar month.

3.2 The rent payment shall be delivered by Tenant to Landlord or Landlord’s authorized agent \_\_\_\_\_\_

**4. SECURITY DEPOSIT**

4.1 Upon execution of this Lease, Tenant will deposit with Landlord the sum of $\_\_\_\_\_\_ as security for any damage caused to the Premises during the term hereof.

4.2 The Security Deposit will be returned to the Tenant, without interest, and less any set off for claims of Landlord under this Lease after the termination of this Agreement.

**5. REPAIR AND MAINTENANCE**

5.1 Tenant will keep the Premises in clean, sanitary, and good condition.

5.2 If Tenant causes damage to the Premises, it will be the responsibility of the Tenant to cover any expenses related to the repair.

**6. ALTERATIONS AND IMPROVEMENTS**

6.1 Tenant shall not make or allow any alterations, improvements, or additions to the Premises without the prior written consent of Landlord.

**7. INSURANCE**

7.1 Tenant will maintain adequate insurance to cover loss or damage to all personal property located on the Premises. The Landlord is not responsible for any loss or damage to Tenant's property.

**8. USE OF PREMISES**

8.1 The Premises will be used for commercial purposes as agreed upon.

8.2 Tenant will comply with all laws and rules affecting the Premises.

**9. DEFAULT**

9.1 If Tenant fails to comply with any of the material provisions of this Lease, or of any present rules and regulations governing the Premises, Landlord may terminate this Lease upon providing proper notice to Tenant.

**10. TERMINATION**

10.1 Upon termination of this Lease, Tenant will return the Premises and all property of Landlord in a clean and good condition.

**11. INDEMNIFICATION**

11.1 Landlord will not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof.

**12. DISPUTE RESOLUTION**

12.1 In the event of a dispute, Landlord and Tenant agree first to try to resolve it through informal negotiation. If the dispute remains unresolved after 30 days of negotiation, it will be resolved by neutral arbitration and not by court action.

**13. GOVERNING LAW**

13.1 This Lease will be governed by and construed in accordance with the laws of the state where the Premises are located.

**14. ENTIRE AGREEMENT**

14.1 This Lease contains the complete agreement between Landlord and Tenant and cannot be changed except by written agreement signed by both parties.

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Signatory: Signatory:

Timestamp: Timestamp: