KEY TERMS OF COMMERCIAL LEASE AGREEMENT

1. Parties (Lessor/ Lessee or Landlord/Tenant) details
2. Address details of the Parties or Domicilium citandi et executandi
3. Tenant/Lessee Year End
4. Size of premises
5. Lesse/Tenant’s proportionate share of the property
6. Usage clause/ Purposes for which the Leased Premises shall be used
7. Lease Trading Hours
8. Period of lease/Duration of lease agreement/Term
9. Lease Commencement Date
10. Lease termination Date
11. Beneficial Occupation
12. Tenant Installation amount
13. Option to renew/Right to renew
14. Rental
15. Rental escalation percentage
16. Turnover Rental percentage
17. Operating Costs (cleaning/ Security)
18. Rates and Taxes
19. Marketing Fee/ Promotion Fund
20. Parking Rental
21. Rental Deposit/ Lease Deposit/Bank Guarantee Amount
22. Name of Sureties/Suretyship
23. Dispute clause/Arbitration clause
24. Rebuilding Clause
25. Relocation Clause