

Lease Contract

This Lease Contract ("Contract") is entered into on this the 9th day of January 2024, by and between [Landlord NAME] with an address of [YOUR ADDRESS] (hereinafter "Landlord") who leases the premises to [TENANT'S NAME], with an address at [TENANT'S ADDRESS] (hereinafter "Tenant") both of whom collectively are referred to herein as the "Parties."

1. PREMISES

The landlord rents to the Tenant and the Tenant rents from the Landlord, the premises are located at [PROPERTY ADDRESS]. The premises will be used for the operation of a retail business specializing in food products.

2. TERM OF LEASE

The initial term of this Contract will begin on [START DATE] and will end on [END DATE]. Thereafter, the Contract will continue on a month-to-month basis until either the Landlord or the Tenant terminates this Contract with written notice.

3. RENT

Tenant agrees to pay Landlord in advance, not later than the 20th day of each calendar month, a monthly rent of [RENT AMOUNT]. The first month's rent is required to be paid before the Tenant moves into the Premises.

4. SECURITY DEPOSIT

Upon execution of this Contract, the Tenant will deposit with the Landlord the sum of [SECURITY DEPOSIT AMOUNT] as security for the Tenant's faithful performance of the Tenant's obligations under this Contract.

5. REPAIR AND MAINTENANCE

Tenant will take good care of the Premises and will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair.

6. INSURANCE

Upon Contract commencement, the Tenant will maintain at its expense, a policy of comprehensive general liability insurance with minimum limits of liability per occurrence of \$3000

7. COMPLIANCE WITH LAW

The Tenant shall comply with all the statutes, rules, and regulations at all times, about food safety and other health-related matters concerning its operation of the retail food business.

8. DEFAULT

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

9. DISPUTE RESOLUTION

The Parties will attempt to resolve any dispute related to this Contract through friendly negotiations amongst the Parties. If the dispute is not resolved within a reasonable period then any or all outstanding issues may be submitted to mediation under any statutory rules of mediation.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the day and year first above written.

Signature

[Landlord NAME]

[Landlord]

[DATE]

Signature

[TENANT'S NAME]

[TENANT]

[DATE]