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Land Lease Agreement

This Land Lease Agreement ("Agreement") is made on _____ [Date] between _____ [Landlord legal name] ("Landlord") and _____ [Tenant legal name] ("Tenant").

1. Land

Landlord leases to Tenant the land located at _____ [Street address or location, city, county, and state], described as _____ [Legal description or precise description of leased area] (the "Land"), together with the following access rights: _____ [Describe access routes and rights].

2. Term

The lease begins on _____ [Start date] and ends on _____ [End date], unless ended earlier as permitted by this Agreement or applicable law. Any renewal must be agreed to in writing, subject to applicable law.

3. Rent

Tenant shall pay Landlord $_____ [Rent amount] per _____ [Payment period], due on _____ [Due date or schedule]. Payment shall be made to _____ [Payee and payment address or method].

4. Permitted Use

Tenant may use the Land only for _____ [Describe permitted nonresidential use] and shall comply with applicable laws and obtain any permits required for Tenant's use. Tenant shall not use the Land for residential occupancy under this Agreement.

5. Maintenance and Access

Tenant shall maintain the Land in a reasonably safe and clean condition and repair damage caused by Tenant or Tenant's guests. Landlord may enter the Land upon reasonable notice to inspect it or perform Landlord's obligations, or without notice in an emergency, subject to applicable law.

6. Improvements and Utilities

Tenant shall not make improvements or alter the Land without Landlord's prior written consent. The parties shall agree in writing on ownership and removal of any approved improvements. Tenant shall pay for utilities and services used by Tenant unless the parties agree otherwise in writing.

7. Assignment and Subleasing

Tenant shall not assign this Agreement or sublease the Land without Landlord's prior written consent, subject to applicable law.

8. Default and Termination

If either party fails to perform a material obligation, the other party may give written notice describing the failure. Any cure period, termination, and remedies are subject to applicable law. Neither party may remove the other or recover possession except as permitted by law.

9. Surrender

At the end of the lease, Tenant shall surrender possession of the Land, remove Tenant's personal property, and leave the Land reasonably clean, subject to applicable law and any written agreement concerning improvements.

10. Notices and Governing Law

Notices shall be sent to Landlord at _____ [Landlord notice address] and to Tenant at _____ [Tenant notice address], or to a replacement address provided in writing, using a method permitted by applicable law. The law of the state where the Land is located governs this Agreement.

11. Entire Agreement

This Agreement contains the parties' entire agreement concerning the Land. Changes must be in writing and signed by both parties.

Landlord Signature: _____

_____ [Landlord printed name and title, if applicable]

_____ [Date signed]

Tenant Signature: _____

_____ [Tenant printed name and title, if applicable]

_____ [Date signed]

This document does not constitute legal advice. Consult a qualified legal professional about your specific circumstances.