

NORTH CAROLINA COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Agreement") is made and entered by and between [LANDLORD NAME] (The "Landlord"), and [TENANT NAME] (The "Tenant") and dated as of [DATE] for the property located at [PROPERTY ADDRESS] ("Premises"), which shall be used for the commercial purpose of [BUSINESS PURPOSE] (The "Business Purpose").

The Landlord and Tenant hereby acknowledge the following:

1. Term.

The term of this Lease shall start on [START DATE] and end on [END DATE]. By written notice to Landlord no later than [NOTICE DEADLINE] before the expiration of the current Lease term, Tenant shall have the option to renew this Lease for an additional term of [RENEWAL TERM].

2. Rent.

Tenant shall pay an amount of [RENT AMOUNT] per month as rent to Landlord, payable on [DUE DATE] of each month. In the event of a late rent payment, the Tenant shall pay a late fee of [LATE CHARGE AMOUNT] for each day late.

3. Security Deposit.

Upon signing the Lease, the Tenant will pay a security deposit of [SECURITY DEPOSIT AMOUNT] to Landlord. If there are no damages or unpaid rent, the security deposit will be returned to the Tenant within [DAYS] after the termination of this Lease.

4. Use of Property.

The Tenant may not use the Premises for any purpose other than the aforementioned Business Purpose without the prior written consent of the Landlord. Tenant shall comply with all laws and regulations applicable to the use of the Premises.

5. Maintenance and Repairs.

The Landlord will be responsible for the maintenance of the structural and mechanical components of the Property, as well as the interior of the Facilities, including, among others, accessories, appliances, and equipment. The Tenant will also be liable for damages caused by the Tenant's negligence or misuse of the Premises.

6. Alterations and Improvements.

Tenant shall not make any alterations or improvements to the Premises without the prior written consent of Landlord. Any alterations or improvements made with Landlord's consent shall become the property of Landlord upon termination of this Lease.

7. Insurance.

Tenant's liability insurance shall maintain a minimum coverage of [MINIMUM COVERAGE AMOUNT]. The Tenant shall provide proof of insurance to Landlord upon request and also maintain property insurance on the Premises.

8. Indemnification.

Everything related to the Tenant's use of the Premises shall hold Landlord harmless and indemnify any claims, damages, losses, and expenses, including reasonable attorney's fees.

9. Default.

In the event of Tenant's default under this lease, including, but not limited to, failure to pay rent, Tenant will have [Grace Period] days to cure such default. If Tenant fails to cure such breach within days of the [Grace Period], Landlord may terminate this lease and take possession of the Premises without notice.

10. Assignment and Subletting.

Without Landlord's prior written consent, Tenant may not assign this lease or sublet any part of the Premises.

11. Termination.

Either party may terminate this lease upon [Notice Period] days' written notice to the other party.

12. Governing Law.

This Commercial Lease Agreement will be governed by the law of the State of [STATE JURISDICTION].

13. Entire Agreement.

This Agreement constitutes the sole and entire agreement of the parties concerning the subject matter contained herein, and supersedes all prior and contemporaneous understandings and agreements, both written and oral, to such subject matter.

14. Signatures.

This agreement can be executed in multiple copies, each copy will be considered an original, and all of which together will make up one complete instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

LANDLORD NAME

TENANT NAME

By _____

By _____

Name:

Name: