

**COMMERCIAL LEASE  
AGREEMENT**  
(Single Tenant for Entire Parcel - NNN)

THIS LEASE AGREEMENT (the "Lease") is entered into and effective as of \_\_\_\_\_ (date),  
between \_\_\_\_\_ ("Landlord"),  
and \_\_\_\_\_ (Tenant).  
Landlord and Tenant agree as follows:

**1. LEASE SUMMARY.**

a. **Leased Premises.** The leased commercial real estate (the "Premises") consists of the real property legally described on attached Exhibit A, and all improvements thereon, and commonly described as

\_\_\_\_\_

b. **Lease Commencement Date.** The term of this Lease shall be for a period of \_\_\_\_\_ months and shall commence on \_\_\_\_\_ or such earlier or later date as provided in Section 3 (the "Commencement Date").

c. **Lease Termination Date.** The term of this Lease shall terminate at midnight on or such earlier or later date as provided in Section 3 (the "Termination Date"). Tenant shall have no right or option to extend this Lease, unless otherwise set forth in a rider attached to this Lease (e.g., Option to Extend Rider, CBA Form OR).

d. **Base Rent.** The base monthly rent shall be (check one): ☐ \$\_\_\_\_\_, or ☐ according to the Rent Rider attached hereto ("Base Rent"). Rent shall be payable at Landlord's address shown in Section 1(h) below, or such other place designated in writing by Landlord.

e. **Prepaid Rent.** Upon execution of this Lease, Tenant shall deliver to Landlord the sum of \$ \_\_\_\_\_ as prepaid rent, to be applied to the Rent due for the months \_\_\_\_\_ through of the Lease.

f. **Security Deposit.** Upon execution of this Lease, Tenant shall deliver to Landlord the sum of \$ \_\_\_\_\_ to be held as a security deposit pursuant to Section 5 below. The security deposit shall be in the form of (check one): ☐ cash, or ☐ letter of credit according to the Letter of Credit Rider (CBA Form LCR) attached hereto.

g. **Permitted Use.** The Premises shall be used only for \_\_\_\_\_

\_\_\_\_\_

and for no other purpose without the prior written consent of Landlord (the "Permitted Use").

**h. Notice and Payment Addresses.**

Landlord: \_\_\_\_\_

\_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Tenant: \_\_\_\_\_

\_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_