



Legal Guide: ***Commercial Property Lease Agreement***

A Beginners Step-by-Step Guide for
Business Owners, Beginners, and
Non-Lawyers

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NOTICE TO READER: The information in this article is a brief summary for informational purposes only. It is not meant to be legal advice. If you require information or advice as it relates to your individual circumstances you are advised to consult with a lawyer.

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A Commercial Property Lease Agreement

creates a commercial tenancy agreement between a landlord and a tenant.

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If you are a landlord and plan to lease your commercial property to a tenant to conduct business, you should have a written lease agreement with your tenant.

A commercial lease will cover certain legal issues such as:

1. names of the landlord and the tenant
2. identification of the premises being lease (e.g.: address, suite number, square footage of premises)
3. term of the lease (e.g.: 5 years)
4. renewal provisions to extend the term
5. start date of the term
6. early occupancy period (called a “fixturing period” to allow the tenant to perform any work before commencement of the lease)
7. landlord’s work and tenant’s work (e.g.: painting of place, installation of new lights, etc.)
8. amount of rent



9. who pays for additional expenses such as maintenance, utilities, repairs
10. permitted uses of the premises
11. insurance requirements
12. provisions regarding responsibilities in event of damage and destruction of the premises
13. rights of the landlord in the event the tenant defaults under the lease (e.g.: fails to pay rent)
14. rules and regulations
15. general legal provisions
16. any other issues of concern to the landlord or tenant.

To prepare a “Commercial Property Lease Agreement” legal document, consult with your attorney/lawyer or obtain one online at LawDepot by clicking below on your country to get started:

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