Commercial Lease Agreement — State of Florida

State of Florida

Monthly Rent: _______________ **Security Deposit:** _______________

Lease Type: _______________ Lease **Start Date:** _______________

PARTIES & DESCRIPTION OF PREMISES

This Commercial Lease Agreement ("Lease") is made and entered into as of the start date of execution, by and between _______________ ("Landlord"), having an address at _______________, and _______________ ("Tenant"), having an address at _______________. Landlord hereby leases to Tenant the commercial premises located at _______________, containing approximately _______________ square feet ("Premises").

LEASE TERM & COMMENCEMENT

TERM: The term of this Lease shall be for _______________ months, commencing on _______________ and ending on the final day of the term, unless terminated earlier in accordance with the provisions of this Lease.

BASE RENT & SECURITY DEPOSIT

RENT: Tenant shall pay to Landlord base monthly rent of _______________. Rent payments shall be due on the first day of each calendar month, without demand or set-off. On each annual anniversary of the commencement date, the base monthly rent shall increase by _______________% of the base rent in effect immediately prior to such anniversary.

SECURITY DEPOSIT: Tenant shall deposit with Landlord the sum of _______________ as a security deposit for the performance of Tenant's obligations under this Lease. In accordance with Florida Statutes Section 83.49, Landlord shall notify Tenant in writing of the banking institution holding the security deposit within thirty (30) days of receipt.

LEASE TYPE & EXPENSE ALLOCATION

LEASE EXPENSES (GROSS): This is a Gross Lease. Landlord shall be responsible for paying all real estate taxes, property insurance, and common area maintenance (CAM) costs associated with the Premises. Tenant shall pay only base rent and personal utility consumption.

ALTERATIONS & FIT-OUTS

ALTERATIONS: Tenant is strictly prohibited from making any physical alterations, renovations, or structural changes to the Premises.

DEFAULT & LANDLORD REMEDIES

LANDLORD REMEDIES & STATE RENT TAX: In accordance with Florida Statutes Section 212.031, commercial rent payments are subject to Florida commercial sales tax. Tenant agrees to pay all applicable state rent taxes in addition to base rent. If Tenant defaults or holds over, Landlord may recover double the daily rent for holdover tenancies in accordance with Florida Statutes Chapter 83.

GOVERNING LAW & INTEGRATION

GOVERNING LAW: This Lease shall be governed by, and construed in accordance with, the laws of the State of Florida. Any disputes arising under this Lease shall be resolved in the courts of Florida.

This Lease constitutes the entire agreement between the parties and overrides all prior oral or written negotiations.

STATE-REQUIRED PROVISIONS

FLORIDA COMMERCIAL LEASE TAX & LANDLORD LIEN (FLA. STAT. § 83.08): LANDLORD HOLDS A STATUTORY LIEN FOR RENT UPON PROPERTY FOUND UPON OR OFF THE LEASED PREMISES. COMMERCIAL RENT IS SUBJECT TO FLORIDA SALES TAX UNDER FLA. STAT. § 212.031. 3-DAY WRITTEN NOTICE IS REQUIRED FOR RENT NONPAYMENT UNDER FLA. STAT. § 83.20.

SIGNATURES

______________________________	______________________________
Signature	Signature
Landlord: _______________	**Tenant: _______________**
Date: _________________	Date: _________________