Commercial Lease Agreement — State of Texas

State of Texas

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 Texas Property Code Section 93.005, Landlord shall refund the security deposit to Tenant not later than the sixtieth (60th) day after the date Tenant moves out and provides a written forwarding address.

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 & LOCKOUT RIGHTS: In accordance with Texas Property Code Section 93.002, if Tenant defaults in the payment of rent or abandons the Premises, Landlord may change the door locks of the Premises. Landlord must post a written notice on the front door stating the name and address of the individual from whom the key may be obtained, and the key shall only be provided during regular business hours upon payment of delinquent rent. Landlord's remedies shall strictly follow Section 93.002.

GOVERNING LAW & INTEGRATION

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

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

STATE-REQUIRED PROVISIONS

TEXAS COMMERCIAL LEASE LOCKOUT & DEPOSIT CODE (TEX. PROP. CODE § 93.002): LANDLORD MAY CHANGE LOCKS ON COMMERCIAL TENANT DEFAULT ONLY BY FOLLOWING STATUTORY NOTICE RULES. LANDLORD HOLDS A STATUTORY BUILDING LANDLORD LIEN UNDER TEX. PROP. CODE § 54.021. SECURITY DEPOSITS MUST BE REFUNDED WITHIN 60 DAYS OF SURRENDER (§ 93.005).

SIGNATURES

____________________________	____________________________
Signature	Signature
Landlord: ______________	**Tenant:** ______________
Date: ________________	Date: ________________