

# Commercial Lease Agreement — State of Utah

State of Utah

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. The security deposit shall be held, maintained, and returned in strict compliance with the laws of the State of Utah.

## 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 & STATUTORY CURE NOTICE:** Upon default of Tenant for nonpayment of rent or material breach, Landlord shall provide written notice of default specifying the breach and affording statutory time to cure prior to pursuing lease forfeiture, commercial distraint, or eviction. Landlord's remedies shall comply with all summary possession laws of the State of Utah.

## **GOVERNING LAW & INTEGRATION**

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

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

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## **STATE-REQUIRED PROVISIONS**

**UTAH 3-DAY COMMERCIAL NOTICE & LESSOR LIEN (UTAH CODE ANN. § 78B-6-802): THREE (3) DAYS WRITTEN NOTICE TO PAY RENT OR QUIT IS REQUIRED BEFORE UNLAWFUL DETAINER. LANDLORD HOLDS A STATUTORY LESSOR'S LIEN UNDER UTAH CODE ANN. § 38-3-1.**

## **SIGNATURES**

\_\_\_\_\_  
Signature

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

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

Date: \_\_\_\_\_