



EDIT PDF

You can edit this PDF for free with Jotform.

# Land Lease Agreement

---

This **Land Lease Agreement** (the "**Agreement**") has been signed by and between the following parties;

**The Lessor**

**The Lessee**

Lessor and Lessee may be referred to individually as a "**Party**" or collectively as the "**Parties**."

## 1. Description of the Property

The Lessor hereby leases to the Lessee, and the Lessee hereby accepts and leases from the Lessor, the land located at

\_\_\_\_\_

and is more particularly described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

The land includes any rights, easements, and appurtenances belonging thereto, but excludes any structures, buildings, or fixtures not expressly included in this Agreement or added by the Lessee in accordance with the terms herein.

## 2. Term of Lease

The term of this Agreement shall commence on \_\_\_\_\_ and shall continue for a period of \_\_\_\_\_ years, unless sooner terminated in accordance with the provisions set forth in this Agreement. Upon mutual written agreement of the Parties, the term may be extended for an additional term or terms, the duration and terms of which shall be agreed upon in writing not less than \_\_\_\_\_ days prior to the expiration of the original term.

### **3. Purpose of Lease**

The Lessee shall have the right to use the leased land solely and exclusively for the following purpose(s):

The Lessee shall not use or permit the use of the land for any unlawful, hazardous, or unauthorized purpose, nor shall the Lessee commit or permit the commission of any waste or nuisance on the land. Any use of the land other than as described herein shall require the prior written consent of the Lessor.

### **4. Rent and Payment Terms**

The Lessee shall pay to the Lessor, as rent for the leased land, the sum of \_\_\_\_\_ Dollars (\$), payable in equal monthly installments of \_\_\_\_\_ Dollars (\$), due and payable on or before the \_\_\_\_\_ day of each month, beginning on the date of commencement of this lease. All rent payments shall be made to the Lessor at the address specified above, or to such other address as the Lessor may designate in writing. Any rent not paid within ten (10) days of the due date shall accrue interest at the rate of \_\_\_\_\_ percent (\_\_\_\_%) per annum or the maximum rate allowed by law, whichever is lower. The Lessee shall remain obligated for rent during any period of default, and any partial payments shall not constitute a waiver of the Lessor's rights under this Agreement.

### **5. Improvements and Alterations**

The Lessee shall not make any permanent or structural alterations, improvements, or additions to the leased land without the prior written consent of the Lessor. Any approved improvement shall be made at the sole cost and expense of the Lessee and shall comply with all applicable laws, ordinances, and regulations. Unless otherwise agreed in writing, all improvements and fixtures erected by the Lessee shall remain the property of the Lessee and may be removed upon the termination of this Agreement, provided that the Lessee restores the premises to substantially the same condition as existed at the commencement of the lease, normal wear and tear excepted.

## **6. Maintenance and Repairs**

The Lessee shall, at its sole cost and expense, maintain the leased land in good condition and shall keep it free from trash, debris, and any condition that may pose a health or environmental hazard. The Lessee shall be responsible for all repairs and maintenance required due to the Lessee's use of the property, including but not limited to fencing, access roads, irrigation systems, or drainage. The Lessor shall not be required to make any improvements or repairs except as may be agreed upon in writing.

## **7. Taxes and Utilities**

The Lessee shall, at its sole cost and expense, maintain the leased land in good condition and shall keep it free from trash, debris, and any condition that may pose a health or environmental hazard. The Lessee shall be responsible for all repairs and maintenance required due to the Lessee's use of the property, including but not limited to fencing, access roads, irrigation systems, or drainage. The Lessor shall not be required to make any improvements or repairs except as may be agreed upon in writing.

## **8. Insurance and Liability**

The Lessee shall, at its own expense, obtain and maintain in full force during the term of this lease comprehensive general liability insurance covering bodily injury and property damage, with limits of not less than \$\_\_\_\_\_ per occurrence and \$\_\_\_\_\_ in the aggregate. Such insurance shall name the Lessor as an additional insured and shall provide for thirty (30) days' written notice to the Lessor prior to cancellation or material modification. The Lessee shall be responsible for any loss, injury, or damage occurring on the land or arising from the Lessee's activities thereon, and shall indemnify and hold the Lessor harmless from and against any and all claims, damages, liabilities, or expenses arising out of such use, except to the extent caused by the negligence or willful misconduct of the Lessor.

## **9. Environmental Compliance**

The Lessee agrees not to introduce onto the land any hazardous substances or materials regulated by federal, state, or local law without the prior written consent of the Lessor, and agrees to comply with all environmental laws and regulations in the conduct of any permitted use. The Lessee shall be solely responsible for any environmental contamination or damage resulting from its activities and shall indemnify the Lessor for any costs of remediation or cleanup.

## **10. Right of Entry**

The Lessor or its authorized agents shall have the right to enter the leased land at reasonable times and upon reasonable notice for the purpose of inspecting the condition of the land, ensuring compliance with this Agreement, performing maintenance as required, or showing the property to prospective buyers or lessees during the final six (6) months of the lease term, provided such entry does not unreasonably interfere with the Lessee's use.

## **11. Assignment and Subletting**

The Lessee shall not assign, transfer, or sublet all or any portion of the leased land, or grant any license or occupancy right therein, without the prior written consent of the Lessor, which shall not be unreasonably withheld. Any unauthorized assignment or sublease shall constitute a material breach of this Agreement and shall entitle the Lessor to terminate the lease.

## **12. Default and Remedies**

If the Lessee fails to pay rent or any other sums due under this Agreement, or otherwise breaches any term or condition herein, and such failure or breach continues for a period of thirty (30) days after written notice thereof from the Lessor, the Lessor may, at its option, declare this lease terminated and may re-enter and take possession of the land, without waiving any claim for damages or unpaid rent. The Lessor may pursue all other legal or equitable remedies available under applicable law.

## **13. Termination**

This Agreement may be terminated by either Party upon the expiration of the lease term or any extension thereof. The Lessee may also terminate the lease prior to the end of the term upon giving not less than \_\_\_\_\_ (\_\_\_\_\_) days' prior written notice to the Lessor and upon payment of all sums then due and owing under this Agreement. Upon termination, the Lessee shall vacate the land, remove all personal property and permitted improvements (if applicable), and restore the premises as required herein.

## **14. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_. Any legal action arising out of or relating to this Agreement shall be brought in a court of competent jurisdiction located in \_\_\_\_\_ County, \_\_\_\_\_.

**15. Entire Agreement**

This Agreement contains the entire agreement between the Parties and supersedes all prior or contemporaneous oral or written agreements or understandings. No modification or waiver of any provision of this Agreement shall be valid unless in writing and signed by both Parties.

**16. Severability**

If any provision of this Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction, the remainder of the Agreement shall not be affected and shall be enforced to the fullest extent permitted by law.

**17. Notices**

All notices, demands, and communications required or permitted under this Agreement shall be in writing and shall be deemed duly given when personally delivered, sent by certified mail, return receipt requested, or by recognized overnight courier, addressed to the respective Party at the address set forth above or such other address as either Party may hereafter designate in writing.

**IN WITNESS WHEREOF**, the Parties have executed this Land Lease Agreement as of the date first written above.

**Lessor**

**Name**

**Date**

**Signature**

\_\_\_\_\_

**Lessee**

**Name**

**Date**

**Signature**

\_\_\_\_\_

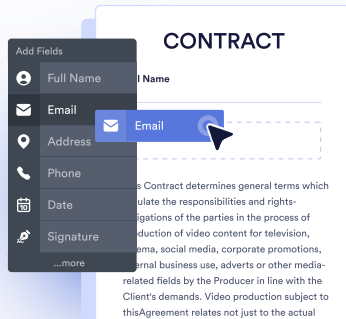


Thanks for using **Land Lease Agreement Template!** To edit this PDF with **Jotform Sign**, sign up for a free Jotform account today.

[EDIT PDF](#)

## Learn More About Jotform PDF Products

Jotform offers powerful PDF solutions. Check them out below.



### JOTFORM PDF EDITOR

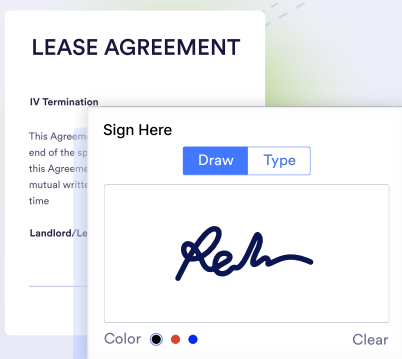
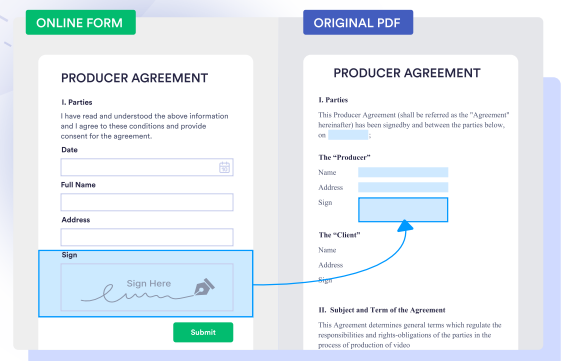
Turn form submissions into PDFs automatically — ready to download or save for your records.

[Go to PDF Editor >](#)

### SMART PDF FORMS

Convert your PDF files into online forms that are easy to fill out on any device.

[Go to Smart PDF Forms >](#)



### JOTFORM SIGN

Collect e-signatures with Jotform Sign to automate your signing process.

[Go to Jotform Sign >](#)

*These templates are suggested forms only. If you're using a form as a contract, or to gather personal (or personal health) info, or for some other purpose with legal implications, we recommend that you do your homework to ensure you are complying with applicable laws and that you consult an attorney before relying on any particular form.*