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Master Lease Agreement

This **Master Lease Agreement** ("**Agreement**") is entered into as of _____ ("**Effective Date**") by and between the following parties:

Lessor

Lessee

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

1. Recitals

WHEREAS, Lessor owns or controls certain real property and/or facilities suitable for leasing;

WHEREAS, Lessee desires to lease certain premises from Lessor under the terms set forth in this Agreement;

WHEREAS, the Parties intend this Agreement to establish the general terms and conditions governing one or more leases of premises between them.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

2. Purpose and Scope

This Agreement establishes the overarching terms and conditions under which Lessor may lease one or more premises to Lessee. Specific premises, rental terms, and related details may be set forth in individual lease schedules or addenda executed by the Parties and incorporated into this Agreement.

3. Definitions

For purposes of this Agreement:

“**Premises**” means the real property or portion thereof described in a lease schedule or addendum.

“**Lease Term**” means the duration of the lease for a specific Premises as stated in the applicable lease schedule.

“**Rent**” means the base rental amount payable by Lessee for the use of the Premises.

“**Additional Rent**” means any additional amounts payable by Lessee under this Agreement, including but not limited to utilities, maintenance costs, taxes, and insurance contributions.

4. Grant of Lease

Lessor hereby leases to Lessee, and Lessee hereby accepts, the Premises described in each applicable lease schedule, subject to the terms and conditions of this Agreement.

5. Term

The Lease Term for each Premises shall be specified in the applicable lease schedule. Unless otherwise stated, the Lease Term shall commence on the possession date identified in such schedule.

6. Rent and Payment Terms

Lessee shall pay Rent and any Additional Rent in accordance with the terms set forth below or in the applicable lease schedule.

Rent Schedule

Description	Amount	Due Date	Payment Schedule
Base Rent			
Additional Charges			

All payments shall be made without deduction or set-off unless expressly permitted under this Agreement.

7. Security Deposit

Lessee shall provide a security deposit in the amount specified in the applicable lease schedule. The security deposit shall serve as security for Lessee's performance of its obligations and may be applied by Lessor in the event of default.

8. Use of Premises

Lessee shall use the Premises solely for lawful business purposes and in accordance with all applicable laws and regulations. Lessee shall not use the Premises for any activity that may cause damage, nuisance, or increased risk.

9. Maintenance and Repairs

Lessee shall maintain the Premises in good condition, reasonable wear and tear excepted.

Lessor shall be responsible for structural repairs unless damage is caused by Lessee's misuse or negligence.

10. Alterations

Lessee shall not make any alterations or improvements to the Premises without the prior written consent of Lessor. Any approved alterations shall be carried out in a professional manner and in compliance with applicable laws.

11. Utilities and Services

Lessee shall be responsible for all utilities and services consumed at the Premises unless otherwise agreed in writing.

12. Insurance

Lessee shall maintain appropriate insurance coverage, including general liability insurance, for the duration of the Lease Term.

Lessor may require proof of insurance and may specify minimum coverage requirements.

13. Taxes

Lessee shall be responsible for any taxes, charges, or assessments directly related to its use or occupancy of the Premises unless otherwise specified.

14. Assignment and Subletting

Lessee shall not assign this Agreement or sublease the Premises without the prior written consent of Lessor, which shall not be unreasonably withheld.

15. Default

A Party shall be considered in default if it fails to perform any material obligation under this Agreement and does not cure such failure within _____ days after receiving written notice.

16. Remedies

Upon default, the non-defaulting Party may exercise any rights or remedies available under this Agreement or applicable law, including termination and recovery of damages.

17. Termination

This Agreement or any lease under it may be terminated:

- By mutual written agreement of the Parties
- By either Party for material breach not cured within the notice period
- By either Party without cause upon _____ days' prior written notice, if permitted under the applicable lease schedule

Upon termination, Lessee shall vacate the Premises and return them in accordance with the Surrender clause.

18. Surrender of Premises

Upon expiration or termination, Lessee shall return the Premises in clean and good condition, reasonable wear and tear excepted, and remove all personal property.

19. Holdover

If Lessee remains in possession after the Lease Term without consent, such occupancy shall be considered a month-to-month tenancy at a rate determined by Lessor.

20. Indemnification

Each Party shall be responsible for its own acts and omissions and shall indemnify the other Party against claims, damages, or losses arising from its negligence or misconduct.

21. Limitation of Liability

Neither Party shall be liable for indirect or consequential damages arising out of this Agreement, except where such limitation is not permitted by applicable law.

22. Force Majeure

Neither Party shall be liable for failure to perform due to events beyond its reasonable control, including natural disasters, government actions, or other unforeseen events.

23. Notices

All notices under this Agreement shall be in writing and delivered to the addresses of the Parties stated above or as otherwise designated in writing.

24. Governing Law and Dispute Resolution

This Agreement shall be governed by the laws of _____.

Any disputes arising out of or relating to this Agreement shall be resolved through good faith negotiations, and if unresolved, through _____ as agreed by the Parties.

25. Entire Agreement

This Agreement, together with any lease schedules or addenda, constitutes the entire agreement between the Parties and supersedes all prior agreements or understandings.

26. Amendments

This Agreement may be amended only by a written document signed by both Parties.

27. Waiver

Failure by either Party to enforce any provision shall not constitute a waiver of future enforcement of that provision or any other provision.

28. Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

29. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original.

Signatures

IN WITNESS WHEREOF, the Parties have executed this Master Lease Agreement as of the Effective Date.

Lessor

Name

Date

Signature

Lessee

Name

Date

Signature

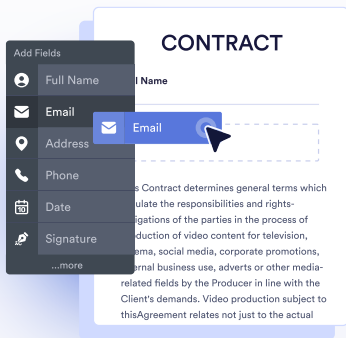


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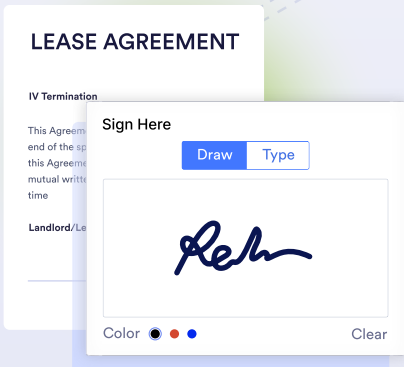
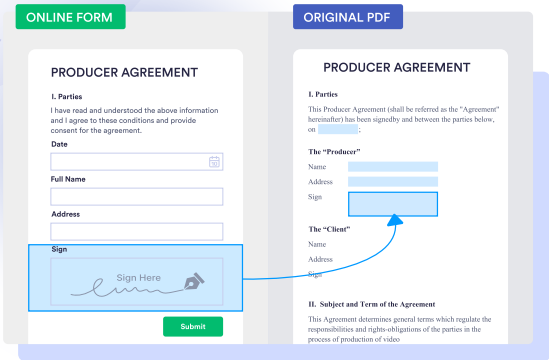
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