Ohio Commercial Rental Lease Agreement

This **COMMERCIAL RENTAL LEASE AGREEMENT** ("***Agreement***" or "***Lease***" hereinafter) dated _____ has been executed by and between the following parties:

_____, with its registered address at _____ _____ _____ _____ _____ _____ (the "***Landlord***"),

and

_____, with its registered address at _____ _____ _____ _____ _____ _____ (the "**Tenant**").

Background

Landlord offers for lease a commercial property and the Tenant herein wishes to lease the property from the Landlord with the following description: _____.

The Lease shall commence _____ and will expire on _____ with the total amount of _____, paid _____ basis.

The parties agree that a security deposit of $_____ shall be paid to the Landlord prior to commencement of the Lease and shall be kept by the Landlord until the dissolution of this Agreement.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereto agree to as follows:

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Lease Term

Lease Term - As stated above, Parties agree that the term of this Agreement is _____, commence on _____ and expires on _____, renewable after expiration.

Use of Leased Premises - The Premises shall not be used other than for commercial purposes only.

Utilities - The Tenant is solely responsible for the payment for utilities such as electricity, water, gas, during the lease term.

Maintenance and Repairs - The Tenant shall maintain and return the possession of the premises in the same condition prior to the commencement of the Contract. Any damage caused by the negligence of the tenant, not from the cause of wear and tear, shall be the responsibility of the Tenant and shall pay for a payment for damage and repairs. Any damage considered to be extraordinary shall be reported to the Landlord as soon as possible.

Return of Deposit - The Landlord shall return the deposit amount to the Tenant within 30 days, upon the termination of the Agreement, given that damage incurred by the premises is within the acceptable wear and tear of the continued use of the premises.

Return of Premises - The Tenant shall surrender possession of the premises to the Landlord upon the termination of the lease term of this Agreement in the same condition as it was acquired in the commencement of the lease.

Sublease - The Tenant shall have the right to sublease the property or any portion thereof to a third party (the "***Subtenant***") with the prior written consent of the Landlord. Prior to entering into any sublease agreement, the Tenant shall provide written notice to the Landlord specifying the terms of the proposed sublease, including the identity of the Subtenant, the proposed term of the sublease, and any other material terms and conditions. Any sublease entered into by the Tenant shall be in writing and shall include provisions requiring the Subtenant to comply with all of the terms and conditions of the original lease agreement between the Landlord and the Tenant.

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Real Estate Taxes - Payment of any taxes related to the property use shall be paid by the Landlord. However, taxes as to the business and name of the Tenant use shall be paid by the Tenant.

Default - The Tenant shall be considered to be in default in any occurrence of the following:

1. Failure of Tenant to pay rent after demand;
2. The Tenant abandons the leased premises;
3. The Tenant uses the premises for purposes contrary to law.

Upon the Tenant's default under this lease agreement, the Landlord may provide the Tenant with written notice of such default, specifying the nature of the default and providing the Tenant with a reasonable opportunity to cure the default within _____ after receipt of the notice.

If the Tenant fails to cure the default within the cure period specified herein, the Landlord shall have the right, at its option, to pursue any one or more of the following remedies, without prejudice to any other remedies available at law or in equity:

a. Terminate the lease agreement and re-enter and take possession of the Premises, with or without legal process, and remove all persons and property therefrom;

b. Continue the lease agreement in effect and pursue any available legal remedies to collect the rent and other charges due under the lease agreement;

c. Pursue any other legal or equitable remedies available to the Landlord under applicable law.

Disputes - Any dispute, claim, or controversy arising from this Agreement is agreed by the parties to be resolved by _____. The cost and legal expenses for the arbiter and other legal fees shall be shouldered by _____.

Governing Law - Any and all disputes, claim, controversy arising from this Agreement shall be construed in accordance to the laws of the State of Ohio.

Separability Clause - Should any provision in this Agreement be held invalid by any competent court, such invalidity shall apply only to the said provision and the rest of the remaining provisions shall remain valid and enforceable.

Inspection - Inspection to the premises by the Landlord shall be made with prior notice to the tenant with not less than 48 hours.

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Relativity Clause - This Agreement inures to the benefit of, and is binding upon the heirs, successors, and assigns of the parties hereto.

Modifications - Modifications or alterations made in this Agreement shall be construed to have been agreed upon by the parties only if it is executed in writing and duly signed by the parties hereto.

IN WITNESS WHEREOF the Parties have duly affixed their signatures.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature

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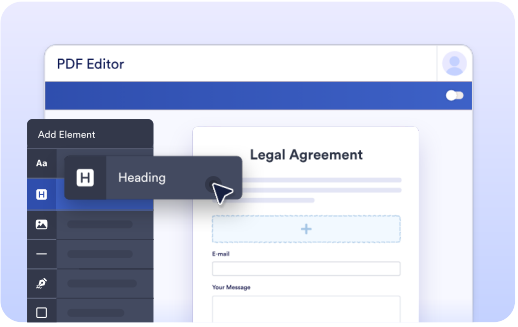
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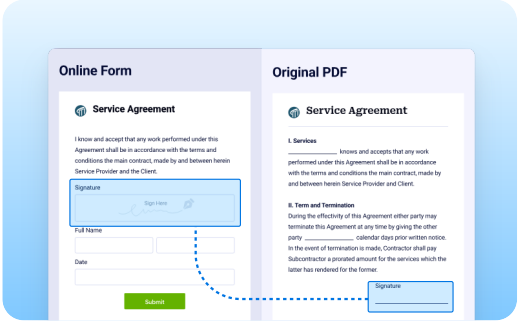
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