



TRIPLE NET LEASE AGREEMENT

This **Triple Net Lease Agreement** (the "**Agreement**") has been signed on _____, by and between;

_____ (the "**Lessor**") with its registered address at _____

and

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

This Agreement establishes the rights, responsibilities, and obligations of both the Lessor and the Lessee arising from the use and maintenance of the Leased Property, as well as the payment of rent and other expenses within the scope of this Agreement.

PREMISES

The subject of this Agreement is the lease of the property (the "**Premises**") by the Lessor to Lessee, _____ located _____ at _____.

The Parties agree that the Lessee shall use the Premises for _____ purposes only.

TERM

The term of this Agreement is _____, starting on _____ and automatically expires on _____.

RENT

This Agreement is a Triple Net Lease Agreement that the Lessee agrees to pay rent and utilities as well as three other types of property expenses: insurance, maintenance, and taxes.

The rental fee of the Leased Property is _____ monthly. This amount shall be due in every _____ of the month. Payments will be made via _____ unless otherwise is agreed by the Parties in writing.

SECURITY DEPOSIT

The Lessee shall pay a security deposit of _____ upon the signing of this Agreement. This deposit can be refunded when the Lessee moves out, depending on the condition of the property and utilities. This fee shall also be used for possible repairs or replacement of any materials in the property.

DEFAULT

If the Lessee fails to pay 2 or more rent amounts consecutively, the Lessor has the right to terminate this Agreement immediately with a written notice. This notice shall be sent at the end of the fifth day following the maturity of the unpaid rent. If the Agreement is not terminated within this period, the Lessor's right to terminate forfeitures.

SUB-LEASE

The Lessee agrees to provide Lessor written notice of its intention to sub-lease, including the name and nature of the business of the proposed Sublessee, the terms of the proposed sublease, and any other information reasonably requested by the Lessor.

The Sublease agreement must include the same terms and conditions as this Agreement, including, but not limited to, the obligation of the Sublessee to pay all operating expenses, real estate taxes, and insurance costs related to the Leased Property.

Having a sublease agreement does not eliminate the Lessee's responsibilities towards the Lessor. In case of breach of this Agreement by the Lessee or Sublessee and in cases specified in this Agreement, the Lessor may terminate this Agreement.

UTILITIES

The Lessee is responsible for paying the electric, water, cable, internet connection, and telephone utilities.

TAXES

The Lessee agrees to be the one responsible for paying real estate taxes during the leased period.

MAINTENANCE

The Lessee agrees to cover the maintenance expenses of the leased property. If the Lessor pays for it, then the Lessee should pay it fully in the agreed time. The maintenance includes heat, electrical, water, disposal, garden, and repair.

The Lessee is responsible for keeping the property in good condition. The Lessee should also follow and implement the standard cleanliness and orderliness of the property. The Lessor is allowed to enter the property for the purpose of inspection, repair, maintenance, or emergency.

INSURANCE

The Lessee is obligated to purchase insurance for the leased property which includes fire, flood, earthquake, riot, smoke, and explosion.

The lessee should keep the insurance coverage during the lease period, failure to do so will result in default.

OTHER RULES

- The Lessee agrees and undertakes not to use the property in a way to disturb the peace in the surroundings or the building.
- The Lessee is not allowed to keep firearms, bows, combat knife, and any other weapons in the Leased Property.
- For alterations or modifications, written permission from the Lessor is required.

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RENEWALS

For renewals, a new agreement or contract is required and needs to be signed.

INDEMNIFICATION

The Lessee indemnifies the Lessor and the property free and harmless against any liabilities like accidents, loss of property, injury, or death of any person.

SEVERABILITY

If there are conflicts between any provision in this Triple Net Lease Agreement and the applicable laws of the State of _____, the provision shall be held invalid and the remaining provisions in compliance with the Law shall prevail.

AMENDMENT

This Lease Agreement can only be changed or modified with the written consent or permission from both the Lessee and the Lessor.

GOVERNING LAW

This Lease Agreement shall be governed under the laws of the State of _____.

The undersigned, hereby agreed that both the Lessor and the Lessee read this Triple Net Lease Agreement and acknowledge it.

Lessee

Date

Signature

Lessor

Date

Signature

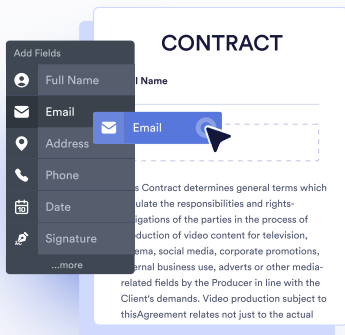


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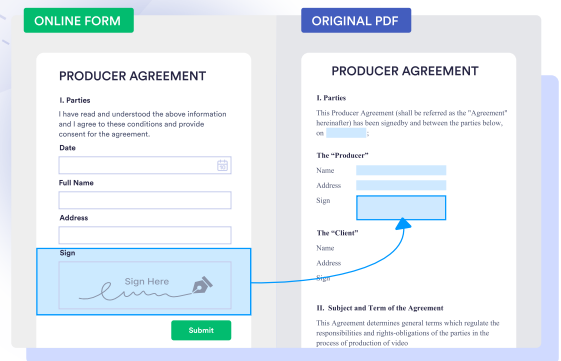
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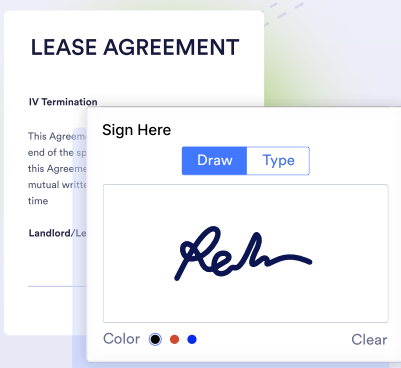
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