

Warehouse Lease Agreement

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

Landlord

Tenant

Landlord and Tenant may be referred to individually as a "**Party**" and collectively as the "**Parties**."

WHEREAS, Landlord is the lawful owner or authorized lessor of the warehouse premises described in this Agreement;

WHEREAS, Tenant desires to lease the warehouse premises for lawful commercial purposes under the terms set forth below; and

WHEREAS, the Parties wish to establish their respective rights and obligations regarding the lease of the warehouse premises.

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in this Agreement, the Parties agree as follows:

1. Premises

Landlord leases to Tenant, and Tenant leases from Landlord, the warehouse property located at _____.

The leased premises include:

- Approximately _____ square feet
- Loading docks: _____
- Office space: _____
- Parking and yard access: _____
- Shared or exclusive common areas: _____
- Any additional facilities specifically included: _____

The premises shall be used only as provided in this Agreement.

2. Permitted Use

Tenant shall use the premises solely for lawful warehousing, storage, inventory management, distribution, logistics operations, light assembly, or other approved commercial purposes.

Tenant shall not:

- Store hazardous, illegal, explosive, or prohibited materials except where legally permitted and approved in writing by Landlord.
- Conduct activities that create unreasonable risk to the property or neighboring occupants.
- Use the premises in violation of applicable laws, permits, or governmental regulations.

3. Lease Term

The lease shall begin on _____ and continue until _____ unless terminated earlier in accordance with this Agreement.

If the Parties agree to renew the lease, the renewal shall be documented in a written agreement signed by both Parties before expiration of the current lease term.

4. Rent

Tenant shall pay Landlord rent as follows:

Monthly Base Rent	
Security Deposit	
Late Fee	
Returned Payment Fee	

Rent shall be paid on or before the _____ of each month using the payment method designated by Landlord. Tenant remains responsible for rent until payment has been received.

5. Security Deposit

Tenant shall provide the security deposit before taking possession of the premises.

Landlord may apply the deposit toward unpaid rent, repair costs beyond ordinary wear and tear, unpaid utilities, or other amounts properly owed under this Agreement.

Any remaining balance shall be returned after Tenant vacates the premises, subject to applicable law and reasonable inspection.

6. Delivery of Possession

Landlord shall deliver possession of the premises on the commencement date in substantially the condition agreed upon by the Parties.

Tenant acknowledges that it has inspected the premises or has had a reasonable opportunity to do so before taking possession.

7. Operating Expenses

Unless otherwise agreed in writing, responsibility for expenses shall be allocated as follows:

Expense	Responsible Party
Property Taxes	
Building Insurance	
Utilities	
Waste Removal	
Routine Maintenance	
Landscaping	
Snow Removal	
Common Area Expenses	

8. Maintenance and Repairs

Landlord shall maintain the structural components of the building, including the roof, exterior walls, and building foundation unless damage is caused by Tenant.

Tenant shall maintain the interior of the premises in clean, safe, and commercially reasonable condition.

Tenant shall promptly notify Landlord of maintenance issues requiring structural repairs.

Tenant shall not intentionally or negligently damage the premises.

9. Alterations

Tenant shall not make structural changes or permanent improvements without Landlord's prior written consent.

Any approved improvements shall comply with applicable laws and building requirements.

Unless otherwise agreed, approved permanent improvements shall become part of the property upon installation.

10. Equipment and Fixtures

Tenant may install shelving, storage racks, machinery, security systems, and similar equipment necessary for its operations provided installation does not damage the structure.

Tenant shall remove its personal property before vacating the premises unless otherwise agreed.

Any damage caused by removal shall be repaired by Tenant.

11. Compliance with Laws

Tenant shall comply with all applicable laws, regulations, permits, health and safety requirements, fire codes, environmental regulations, and operational standards relating to its business activities.

Landlord shall maintain any approvals required for ownership and leasing of the property.

12. Insurance

Throughout the lease term, Tenant shall maintain commercially reasonable insurance coverage, including:

- Commercial General Liability Insurance.
- Property Insurance covering Tenant's personal property and inventory.
- Workers' Compensation Insurance where required by law.
- Any additional insurance reasonably required for Tenant's operations.

Upon request, Tenant shall provide evidence of insurance to Landlord. Landlord shall maintain insurance covering the building unless otherwise agreed.

13. Damage or Casualty

If the premises are partially damaged but remain reasonably usable, Landlord shall repair the damage within a reasonable time.

If the premises become substantially unusable because of fire, natural disaster, or another major casualty, either Party may terminate this Agreement by written notice unless both Parties agree otherwise.

14. Access by Landlord

Landlord may enter the premises during reasonable business hours to:

- Inspect the property.
- Perform repairs or maintenance.
- Show the property to prospective purchasers, lenders, or future tenants.
- Verify compliance with this Agreement.

Except during emergencies, Landlord shall provide reasonable advance notice before entering the premises.

15. Assignment and Subleasing

Tenant shall not assign this Agreement or sublease any portion of the premises without Landlord's prior written consent.

Any approved assignment or sublease shall not release Tenant from its obligations unless Landlord expressly agrees in writing.

16. Default

Tenant shall be in default if it:

- Fails to pay rent when due.
- Materially breaches this Agreement.
- Abandons the premises.
- Becomes subject to legal proceedings that materially affect its ability to perform its obligations under this Agreement.

Landlord shall be in default if it materially fails to perform its obligations after receiving written notice and a reasonable opportunity to cure.

17. Remedies

If a default occurs and is not cured within the applicable notice period, the non-defaulting Party may exercise any lawful remedies available under this Agreement or applicable law.

Landlord may recover unpaid rent, damages, possession of the premises, and other amounts permitted by law.

18. Termination

Either Party may terminate this Agreement before the expiration of the lease term if:

- The other Party materially breaches this Agreement and fails to cure the breach within _____ days after receiving written notice.
- Continued performance becomes unlawful.
- The Parties mutually agree in writing to terminate the Agreement.

Termination shall not affect obligations that accrued before termination, including unpaid financial obligations, repair responsibilities, indemnification obligations, or any provisions intended to survive termination.

19. Surrender of Premises

Upon expiration or termination of this Agreement, Tenant shall:

- Vacate the premises.
- Remove its personal property.
- Return all keys, access cards, and security devices.
- Leave the premises in reasonably clean condition, excluding ordinary wear and tear.

Any property left behind after the agreed move-out date may be handled in accordance with applicable law.

20. Indemnification

Each Party shall be responsible for losses, claims, damages, or liabilities arising from its own negligent acts, omissions, or breach of this Agreement.

Neither Party shall be responsible for losses caused solely by the other Party.

21. Notices

Any notice required under this Agreement shall be in writing and delivered personally, by recognized courier, certified mail, or another verifiable delivery method to the addresses stated above or any updated address provided in writing.

Notice shall be considered delivered upon receipt or when delivery is reasonably confirmed.

22. Governing Law and Dispute Resolution

This Agreement shall be governed by the laws of _____, without regard to conflict of law principles.

The Parties shall first attempt in good faith to resolve any dispute through direct negotiation. If the dispute cannot be resolved through negotiation, either Party may pursue any lawful remedy available in a court or tribunal with appropriate jurisdiction.

23. Entire Agreement

This Agreement constitutes the complete understanding between the Parties regarding the lease of the premises and supersedes all prior discussions, negotiations, and agreements relating to its subject matter.

24. Amendments

Any amendment or modification of this Agreement shall be made in writing and signed by both Parties.

25. Severability

If any provision of this Agreement is determined to be unenforceable, the remaining provisions shall remain in effect to the fullest extent permitted by law.

26. Waiver

A Party's failure to enforce any provision of this Agreement shall not constitute a waiver of future enforcement of that or any other provision.

27. Counterparts and Electronic Signatures

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

Electronic signatures shall have the same effect as handwritten signatures to the extent permitted by applicable law.

Signatures

The Parties acknowledge that they have read this Agreement, understand its contents, and voluntarily agree to be legally bound by its terms.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature



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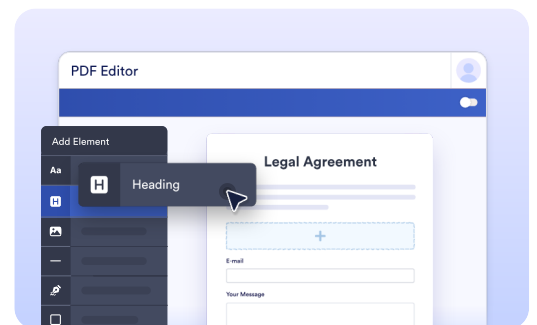
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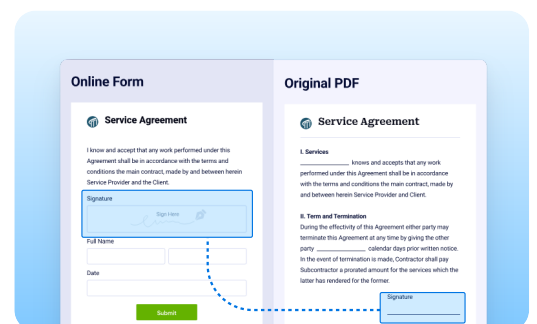
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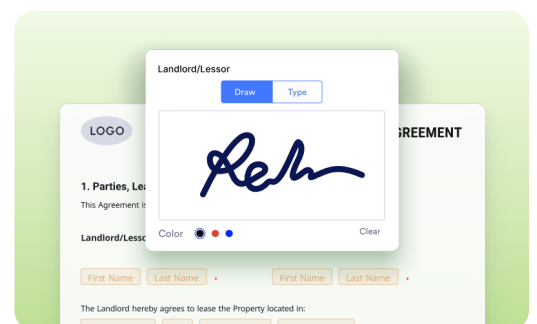
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