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Standard commercial lease agreement template south africa

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A commercial lease agreement is a written agreement between the landlord and the tenant. The contract specifies the conditions under which the tenant rents the property from the landlord for business purposes. Commercial lease agreements are also known as real estate leases. Rental agreements;
lease terms and conditions Rental terms and conditions and leases of real estate contracts. Consumer Protection Act and Commercial lease agreements in which tenants are natural or juric persons with asset values or annual turnover of less than R2 million
per year are included in the Consumer Protection Act (CPA) along with residential lease agreements. Commercial lease agreements are not subject to CPA if the annual turnover or asset value of the business exceeds 2 million R. Landlords are recommended to be aware of the provisions of consumer
protection law 68 of 2008, as they place strict requirements on suppliers management of lease agreements for the purpose of protecting consumers. At CPA, a lease agreement may not have a certain period of more than two years. Therefore, if a tenant's asset value and annual turnover are under 2
million R, commercial lease agreements may become less enforceable after two years. Tenants are advised to seek legal advice before signing a commercial lease agreement written primarily in support of the landlord. Tenants should be informed of the unilateral provisions of the lease, even if they
cannot negotiate the standard terms of the landlord. What is included in the commercial lease agreement? A list of defects that the landlord agrees to repair. A description of all costs included or excluded from the rental amount. Provisions for lease duration and lease renewal, as well as conditions that
determine rent for renewal periods. Occupation day standards (i.e., completion of construction work) that must be met in order for occupations for installation and property reinstatece. Conditions for repair and maintenance of the
property. Exclusion of warranty and landlord's liability. Description of the landlord's right to cancel the lease. A description of the lease. Commercial lease agreement templates for South Africa can be downloaded below. Download the status. 1343D17 This
commercial lease agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual agreement (this agreement) is made this day of individual
buildings \Box\Box office space in buildings stores in complex stores building complexes in buildings of the facility. The vanished facility consists of
approximately square feet and contains approximately % of the total Leesable area within a building or complex. The square feet of the vanished site must be determined by measuring from the outside of all exterior walls to the centerline of any dediing wall. Landlord architects and building contractors
can measure vanished facilities to make a final decision on their size. B) Reservation use. The landlord reserves the use of roofs, exterior walls, and the upper and lower areas of the extinguished facility and provides services to the vanished facilities or other parts of the building or complex, along with the
right to install, maintain, use, repair and replace pipes, ducts, conduits, wires and structural elements through the extinguished facility. C) Common areas. (1) 🗆 landlord grant the tenant a non-exclusive right to use, in common with all other tenants or residents of the estate, which is a common area of the
estate. Common Area means all areas and improvements to real estate not leased or held for lease to tenants. Common areas are always subject to the exclusive management and control of the landlord, and the landlord shall have the right in a timely manner to change the size, location, shape and
arrangement of the province. Restrict parking by tenants and other tenants to designated areas. It is also judged that it is recommended to perform and carry out such acts in common areas and to adopt, modify and implement such rules and requirements as a landlord in its sole discretion. The landlord
shall maintain the common area with good repairs and reasonably remove debris. and vanished facilities do not include use by tenants in common Area means all areas and improvements to real estate not leased or held for lease to tenants. D) Parking space. (1) Tenants
□ including tenants, guests, employees, agents, and customers do not have the right to use the parking space of the estate. tenants, including guests, employees, agents and customers are entitled to use: (check one) □ any parking space □ Other parking spaces □: (Check 1) Building Garage □
Building Garage \Box\Box Adjacent Surface Parking \Box Public Parking \Box\Box Other: (reasonable non-exclusive first come, first served, \Box). Tenants accept and understand that the parking privileges granted are not tenant-specific and
such parking privileges may be assigned or sublet. 

tenants cannot allocate or sever parking spaces. The tenant accepts and understands that the parking privileges granted are tenant-only and such parking privileges are not assigned or sublet. 

Tenants with a fee (check 1 pay $ daily for the use parking privileges granted are tenant-only and such parking privileges are not assigned or sublet.
such parking privileges. 🗆 basis for the use of such parking privileges. 🗆 monthly standard for the use of such parking privileges. Cther 🗆: basis for the use of such parking privileges. Description to the u
vanished facilities do not include the use of any storage facilities related to real estate. 

agree that for the duration of this agreement, the tenant has the right to preserve personal property in at his/her own responsibility. The landlord is not responsible for the loss, theft or damage of items stored by the
tenant. Tenant 🗆 fees pay $ daily 🗆 use of such facilities. 🗆 weekly standards for the use of such facilities. 🗆 monthly basis for the use of such facilities. 🗅 tenants do not pay landlords for the use of such facilities. Lease agreement. The landlord agrees to lease
to the tenant and the tenant agrees to lease from the landlord, the extinguished facility, in accordance with the terms and conditions of this Agreement shall end at midnight at \_, 20_20_ (end date). This lease may not \square renewed (check 1). \square This lease may
be renewed. A) Update. If the Tenant is not the default in the performance of this Agreement, the Tenant shall have the option to renew this Agreement for an additional year period entering the end date by providing the notices described in Subse section B of this Agreement. Rent increases (check 1)
and \square does not increase or decrease. All terms and conditions of this Agreement apply on a per-renewal period. \square rent will increase. All terms and conditions of this Agreement shall apply on a per-renewal period, unless the base rent increases. (Check 1) \% each renewal period. \square Each
Renewal Period B) Renewal Notice The option to renew this lease in accordance with Subse section A above shall be exercised by providing written notice given to the Landlord at least days prior to the end date. If the written notice is not given in the way described here within the specified time, this
option expires and expires. Rental terms and conditions. Regarding rental conditions: A) base rent. From the start date, the Tenant shall pay the Landlord throughout the term of this Agreement: (check 1 \square) weekly \square \square \square-weekly \square \square-year \square years \square others: basis (Basic Rental). The basic rent must
be paid by day of the payment period. Basic rents are paid other other transfers and checks sent (check one) or in a way agreed up by the parties. B) Operating costs shared by the building are: (check 1 one) not included in the base rent. From the start date, the tenant agrees to
pay the landlord for a proportionate distribution of the tenant's operating costs. The first monthly estimate of tenant operating costs for a particular
month. The proportional share of tenants shall be determined by dividing the number of vanished properties or available sq ft by the total number of available sq ft by the total number of estate available for lease or lease during that year. Operating costs means the total costs and expenses required for operation,
including the appearance and expense of the estate, including the appearance and common areas of the estate, the management, policing, in particular insurance premiums and deductions, administration, bookkeeping, accounting fees, and annual
additions, including % per year of operational reserves for major repairs., replacement, and renovation. For each monthly basic rent payment, the tenant's share of the operating costs. Such monthly estimates are based on actual operating costs for the previous year.
On an annual basis, landlords must adjust tenant payments for actual operating costs. If the tenant's payment is less than the share of the actual operating costs, the tenant shall pay for such defects within ____ days of the request by the landlord. If a tenant's payment exceeds its share of actual operating
costs, the landlord shall apply the overs payable to the next monthly estimate. 🗆 included in the basic rent. The landlord must make all the paymentsThe cost of real estate. Operating costs means the total costs and expenses incurred in the operation, management, management, warranty, equipment,
lighting, repair, management and policing of the estate, including the appearance and common areas of the estate, including items of costs, in particular with regard to insurance premiums and deductibles, management and bookkeeping. C) Taxes. (1) 🗆 landlord shall pay all estate taxes and valuations
imposed on all or part of the vanished facilities, properties and improvements thereof. \square tax are not included in the rent. Such tax
obligations shall be paid in addition to the rent paid under this Agreement. 

tax is included in the rent. Such taxes and valuations shall be included in the rent, included in the rent, including an increase in real estate property taxes. If, during the term of
this Agreement, there is an increase within the period of property taxes above the tax amount assessed in the tax year in which the term of this Agreement begins, the Tenant shall pay the Landlord if, for rate, valuation or other reasons, he/she pays the equivalent of an increase in taxes on land and
property. If a tax is imposed on the tax year beyond the term of this Agreement, the tenant's obligations shall be proportional to a portion of the lease term included in that year. Under this Agreement, all such tax obligations of the Tenant shall be added to and part of the rent paid under this Agreement. D)
Rent payment. Basic rents and operating costs under this Agreement may collectively be referred to as rent or rent. All rents shall be paid to the landlord and passed on to the address described above or another address, which shall be specified by the landlord up to reasonable notice to the tenant. The
itemization of the various costs included there in it. Landlords must provide the following statements on a monthly \square quarterly basis \square and other \square\square\square-year basis (check one):
                                                                                                                                                                                                             E) partial payment. Partial payments apply to the earliest installments, not endorsements or statements for checks. A letter
accompanying any check or payment in the same shall be considered an agreement and satisfaction, and the landlord set out in this
Agreement. F) Over-due payments. If the amount not due under this Agreement has not expired, the tenant shall pay the landlord as long as the monthly rent of (check one) \( \subseteq \text{ \subset} \subseteq \text{ \subseteq} \) per day does not exceed the maximum amount permitted by law. In addition, all service charges from the tenant's
financial institution due to lack of funds shall be paid by the tenant. Additional Arrears (Check 1) 🗆 If the amount outstanding under this Agreement remains unpaid after the due date beyond the % due date, such outstanding amount shall bear interest at a rate of % per month so as not to exceed the
maximum amount permitted by law. \square landlords do not require additional late fees. Repayment payment fee (check 1) \square If the landlord receives payment from a returned tenant for insufficient funds, the landlord can charge the tenant a fee in the amount of to cover the landlord's overhead and
administrative costs, without limiting the landlord's other remedies, and then request that all payments are bank authentication or check of the cash register. 

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$ ...which is the amount deposited to the Landlord as a deposit and serves as a quarantee for the tenant's obligations under this Agreement and the full performance of the Contract. Interest (Check 1) \( \subseteq \) When accruing tenant interest, it is not considered a rent payment, final or otherwise, and should not
be considered to limit or bail out a tenant from obligations or liabilities to the landlord. 

Such deposit shall not be considered to limit or bail the tenant out of liability or liability or liability to the landlord. In the default
case by the tenant under the terms of this Agreement, the landlord may apply such deposit towards such default healing without notifying the tenant of all obligations under this Agreement, the remaining portion of such deposit entitled to be received by the Tenant
shall be refunded to the Tenant. The landlord can transfer the deposit to the purchaser of the landlord's interest in the deceding premises if the landlord is discharged from the hospital Any further liability with regard to such deposits and tenants will only turn to the purchaser of the landlord's interests for the
return of such deposits. H) Hole over. If a tenant remains owning a facility that has disappeared after the expiration of the initial lease term or after any renewal period without the execution of the new lease, the basic rent will be considered a monthly tenant in accordance with all terms, terms and
obligations of this Agreement, except for multiples of the base rent applied immediately before the expiration of the term. Use, occupancy: A) Use and occupancy. Tenants shall extinguished facilities shall be used for other purposes without the prior
written consent of the landlord. Tenants shall provide management services (Check 1) for tenants. With the consent of both parties, the landlord provides administrative services and the shared costs are included in the operating costs. Tenants shall use facilities that have disappeared for illegal
purposes or acts. Will not commit or permit waste or damage to the extinguished facility. At the tenant's expense, it shall comply with all applicable laws, regulations, or orders of the authority or agency of the government. Nothing or permission may be made for an extinguished or extinguished facility that
interferes with or interferes with the rights of any other tenant or resident of the estate. As the same may be amended from time to time, you will comply with all rules and requirements promulgated by the landlord with regard to the estate. The tenant agrees: (check all applicable) 🗆 Loading, unloading,
delivery and shipment of all goods must take place in such areas and through the entrance specified by the landlord. 🗆 II. Window coverings such as curtains, blinds and shades must not be placed in windows on the vanished premises unless approved by the landlord. 🗆 III. There is no smoking on the
site that has disappeared or in feet or doorways. U.V. All garbage and refusals must be stored in the size and type of container and in a place approved by the landlord. Tenants must not burn trash or garbage in or on property. U. V. Aerial, loudspeakers, satellite dishes, sound amplifiers, equipment.
displays, or advertisements must not be erected on roofs or exterior walls of vanished premises or in other areas of real estateWritten consent of the landlord. U. Loudspeakers, TVs, phonophonophonators, jukeboxes, radios and other devices shall not be used for the hearing of anyone other than
those on the premises who have disappeared without the prior written consent of the landlord. UVII. In extinguished premises or shared facilities, activities that cause odors other than those on the vanished premises are carried out. UVIII. tenants must maintain facilities that have disappeared at
temperatures high enough to prevent water freezing in pipes and fixtures. 🗆 IX. Tenants shall not permit or place obstacles or goods in front of, side, or behind the extinguished facility in common areas, including, but not limited to, corridors, all sidewalks. 🗆 X. Piping equipment in the extinguished facility
shall not be used for any purpose other than construction purposes, and foreign objects of any kind shall not be thrown into it, and the tenant shall bear the cost of damage, suspension or damage due to violation of this provision. The tenant shall be responsible for the proper and lawful disposal of all
cooking grease used on the extinguished premises. 

XI. Tenants shall keep all windows, window frames, window frames and signs of the exterior of the vanished facility clean.
extinguished facility in the course of their normal business. 

XIII. Auctions and the sale of tents shall not take place on the estate, except with the prior written consent of the landlord. 

XIV. The Landlord shall have the right to prohibit the continued use by
tenants of unethical or unjust business operations, advertisements, or interior displays. Click XV. Tenants must maintain an extinct facility (including all windows, doors and all other glass exteriors and interior parts) in a clean, clean and hygienic state, free of all kinds and types of insects, rodents, pests
and pests. 🗆 XVI. Tenants must not use extinguished facilities for purposes or businesses that are harmful or unreasonablely unpleasant due to the release of noise, smoke, dust or odors. the 🗆 XVII. tenants keep the entrance and sidewalk/sidewalk clear in front of the annihilation premise of all debris,
trash and litter, from which they remove the same sweep, maintenance, snow and ice. B) Environmentally regulated tenants shall not use extinct facilities. Activities that directly or indirectly include the use, generation, treatment, storage or disposal of hazardous or toxic chemicals, substances, substances
or wastes (Hazardous Substances), and facilities that have disappeared, are used only in accordance with all environmental laws, rules and regulations applicable to them. The landlord has the right, but is not obliged, to inspect the extinguished premises and test them on them if he has a reasonable
belief that there is dangerous goods on the deceding premises. In tests showing the presence of such dangerous goods, if the tenant has not removed the dangerous goods up to request, the landlord has the right to enter the facility, which has disappeared immediately, in order to improve the
contamination found on it. In exercising the rights of this document, the landlord makes reasonable efforts to minimize interference with the tenant's business, but does not do any act to exclude some or all of the tenants, and the landlord is not responsible for any interference, loss or damage to the
tenant's property or business resulting from it., or action. If the lender or government agency requires testing to see if there has been a release of dangerous goods, if such a requirement arises for the storage of tenants or the use of dangerous goods on the premises that have disappeared, that
reasonable cost will be refunded to the landlord up on request as additional rent. The Tenant shall, from time to time, perform affidavits, statement, etc. regarding the tenant's best actual knowledge and beliefs regarding the tenant's intention to store or use dangerous goods on the extinguished premises
at the reasonable reguest of the Landlord. C) Conditions and acceptance of facilities. Tenants accept facilities have disappeared in their current state and acknowledge that the extinguished facilities have been repaired in good order unless otherwise stated herein. By occupying an extinguished
facility, the Tenant concludes that it has accepted the Extinguished Facility as a condition, the tenant shall have a day wait to
discover the defect and immediately notify the landlord of the same thing. Properties on the vanished premises. For properties: A) right to improve lease rights. Tenants in the (check 1) are not allowed to make improvements at the vanished facility. | lease rights (excluding tenants' trade equipment),
such as lighting fixtures, heating and air conditioning equipment, etc.become a freehold and remain the landlord's property. All tenant transaction fixtures will always apply to either the landlord's lie for rent and any other sum that may be attributed to the landlord in this lease or other way, provided that it
does not remain the tenant's property. Tenant (Check 1) \square shall not permit the deletion of all such transaction equipment at the end of this lease, provided that the defaults in the terms and conditions of this lease are \square default. B) Risks and losses on the tenant's personal property; Any tenant's personal
property, which may exist at any time on the vanished premises, falls under the sole risk of the tenant, or the risk of the tenant, or the risk of the tenant being charged under the tena
bursting, overflowing, leaking sewer pipes or steam pipes, heating or plumbing, electrical wires, gas, odors or leakage of fire suppression systems. C) Fixtures and furniture provided by the landlord. (Check one) 🗆 Landlord must provide the following fixtures and furniture: (check everything to apply)
Bookshelf Bookshelf Commercial Stove Furniture Furnace Lighting Office Desk Showcase Others: Landlords should not provide fixtures or furniture. D) Tenant's personal property tax. (1) shall pay all taxes assessed on the landlord's fixtures, furniture, equipment and stock
transactions placed on the decrequent premises or on the premises before the arrears. 🗆 tenant shall pay all taxes assessed on the landlord's fixtures, furniture, equipment, and stock transactions placed on or on the decrequent premises before the arrears. Such taxes paid by the landlord shall be paid by
                           after written notice from the landlord. Repairs and maintenance. Regarding repair and maintenance obligations: A) landlord shall be responsible for repairing and maintaining the extinguished facility in good condition and to make
any changes or replacements that may be required or required by law 🗆 🗆 ordinances. 🔾, parking 🗆 driveways sidewalks others: (check or cross-out) Thowever, tenants will refund the landlord for maintenance, repair or replacement required by the tenant's conduct. Reserves of the landlord
and the right to enter the demise facility at any time, in any case and in any case, at the time of prior written notice. And repair or common area with the vanished facility without the abolition of the rental. B) Obligation to repair and maintain tenants. All maintenance, repair or
replacement of any extinguishing facility that is not the landlord's duty shall be the duty of the tenant and shall be carried out by the tenant. Tenants must maintain and maintain vanished facilities with good repairs and orders at all times. Tenants are responsible
for replacing all broken and broken and broken and broken and broken and broken and stream of the interior or outside of heating, ventilation, air conditioning systems and other and other and other and other and other are facilities. The tenant changes the appearance of the extinguished facility
without the prior written consent of the landlord, whether painted, decorated or, in any way, (checking everything that applies). 

additions, changes to the interior of the extinguished facility without the prior written consent of the landlord, for which consent cannot be unreasonable
withheld. However, tenants are allowed to paint and decorate the interior of the vanished facility without the prior consent of the landlord. 

Install or place equipment, wires, displays, advertisements, or anything else on it, either on the roof or without the prior written consent of the landlord. 

Displays, advertisements, or anything else on it, either on the roof or without the prior written consent of the landlord. 

Displays, advertisements, or anything else on it, either on the roof or without the prior written consent of the landlord. 

Displays, advertisements, or anything else on it, either on the roof or without the prior written consent of the landlord.
Leave is not allowed. No person shall have rights in any labor or material account, either through the Tenant or indirectly, under or under the Act or Omission of the Tenant, under any insurance contract taken out against any improvement or extinguished facility located at that time or today, or on the basis
of its earnings., or for the responsibility of any problem or thing, or somehow. The containeds of this Agreement shall be interpreted as constituted by the consent of the Landlord to the creation of any Lien. If such lien is filed, the tenant shall release such Lien within days after the actual notice of its
allegations or prove to the landlord that it has a valid defense against such claims, provides such lien and supply to such Lien and the landlord. In addition to other remedies granted herein, if the tenant did not discharge such a lien or post a bond in
compensation to the landlord for the foreclosure of Lien as described above, the landlord was able to discharge such lien after notifying the tenant, incurring all expenditures and expensesOn top of that, interest shall be paid as further rental under this paragraph on the next rent payment date. Insurance
and coverage. With regard to insurance and coverage: A) public liability and non-life insurance of tenants. Tenants shall purchase and maintain public liability and property damage insurance that warrants against loss, costs and expenses due to reasons of injury or death or damage or
destruction of property a result of occupancy or use by tenants, employees, agents and assignments. Have such insurance (including the landlord as an additional insured person and carried with the insurance company) in the vanished facility and/or common area; (check one) and assignments.
                                                       per liability limit B) An insurance certificate tenant must file a certificate of insurance with the landlord setting out such compensation providing that such policy must not be cancelled in less than days prior to written notice to the landlord. If a tenant
does not carry the insurance required by this Agreement and does not provide the landlord with an insurance policy or certificate after that request, the landlord shall have the right to obtain such insurance and collect the cost from the tenant as additional rent. C) Landlord's insurance. The landlord shall
retain any damages (excluding its contents, the tenant's personal property or transactions or business equipment) to be insured against loss or damage from fire or other hazards covered by standard all-risk insurance. Landlords can also maintain public liability, property damage, rent losses and other
compensation related to the property that the landlord deems appropriate. Insurance is included in operating costs. D Insurance premiums maintained by the landlord are considered operating costs. D Insurance premiums maintained by landlords are not seen as operating costs. D) Mutual
abandonment of subrogation. If a party is caused by the other party but suffers a loss or damage covered by the injured party waives any claim that may arise against the other party to the extent covered by the insurance required under this Agreement. Each party agrees to
obtain the provisions and approvals of this right from the insurance company, and the insurance company, and the insurance company agrees that these rights of the injured party to the extent waived above. E) Mutual retention harmless. The tenant has agreed to defend, harmlessly hold and
compensate the landlord, its officers, agents and employees from any claim for injury or damage to a person. Facilities a result of negligence or inaction of tenants, their officers, agents or employees in the performance of this Agreement. In addition, the Landlord agrees to defend, detoxifie and insanity
any claim for injury to the tenant, its officers, agents and/or employees and/or injury to the extinguished facility in the performance of this Agreement. In the event of simultaneous negligence between the tenant and the landlord, liability for any injury or damage resulting from the performance of the Terms
of Use of this Agreement shall be assigned in accordance with the laws of the state in which the property is located. Signs. Regarding signs: A) exterior sign, acceptable to the landlord before the business opens
Landlord Approval (Check 1 Exterior sign must be approved by the landlord and comply with the landlord reserves the right, in its sole discretion, to refuse the design of exterior signs that it feels inappropriate for any reason. 

Exterior sign does not require the approval of
the landlord. (1) the \square tenant \square the landlord shall be solely responsible for the cost of manufacturing, installing and maintaining the exterior sign. The landlord shall pre-approve the signage package attached to the lease for the duration of the lease and during all renewals. B) Other signs. (Check 1) \square All
signs visible from the appearance of the extinguished facility installed or fixed by the tenant, banners, retlings, advertisements, lighting, or any other kind shall first be approved in writing by the landlord, and the same location and installation method shall be approved by the landlord at its sole discretion.
The landlord agrees that such approval can not be withheld unreason unjustly. 

signs affixed by the tenant do not require landlord approval. Utility services. Beginning on the day that the landlord provides ownership of the extinguished facility to the tenant, the tenant shall make payment for the following the following the landlord approval can not be withheld unreason unjustly.
utilities on the basis of the extinguished facility or in connection with the extinguished facility: (Check everything that applies water 🗆 🗆 🗆 Internet 🔾 🔻 🖂 Internet 🖂 🗸 Internet 🖂 Internet 
assignment; A) access. Tenants must allow landlords to inspect or inspect facilities that have disappeared during business hours based on advanced writing Alternatively, without notice in an emergency, the landlord must enter and allow such repairs, changes, improvements or additions to be carried out
on properties who are part of that vanished or extinguished facility. B) Surrender. The Tenant shall provide and surrender to the landlord's possession of the extinguished facility so that the same terms and repairs will take place on the start date at the expiration of this Agreement or at the early termination
set out in this Agreement. C) Removal and restoration. Any property not deleted at the expiration of this period shall be considered abandoned by the tenant and may be retained or disposed of by the landlord. The Tenant shall not improve lease rights or remove non-trade equipment and waive the
Extinguished Facility, except for normal wear and tear and fire or other insured damage, on the same terms that the extinguished facility was required to enter the start date at the termination of the Tenant created by this Agreement. Fixtures and equipment installed by the tenant (check one) 🗆 If the
tenant is not the default in the performance of this Agreement, the tenant repairs all damage caused to the facility extinguished by the tenant. 🗆 termination of this Agreement, all transaction equipment and equipment installed by
the Tenant may not be removed by the Tenant. D) Assignment and subleting. (check one) or the Extinguished Facilities and does not make or permit any sublease or other transfer of all or all of the Extinguished
Facilities. 🗆 leases are permitted with the approval of the landlord. The Tenant shall not assign, mortgage, transfer, sever any interest in this Agreement in whole or in part, or grant any license or concession in connection there without the prior written consent of the Landlord. Damage to the facility. With
regard to damage to the facility: A) substantial damage. The property that constitutes an extinguished or extinguished or extinguished or extinguished facility is damaged or destroyed by fire or other casualties, and the cost of repairing or replacing the same one (check one), and then $ % of its exchange value (), within days after
such casualties have occurred, terminates this Agreement on the basis of written notice. B) Partial damage. In the case of an extinct facility or real estate The portions that make up the extinguished facility will be partially damaged or destroyed by fire or other casualties, and the cost of repairing or
replacing the same (check one) — %—, of subsequent replacement values, and if the landlord does not choose to terminate this Agreement as a result of substantial damages, the landlord shall repair the damage with reasonable dispatch after notice of such victim. However, the obligation of the
landlord to repair or restore (Check 1) shall not be limited to the restoration of the structural part of the extinguished facility (confirmed one and shall not include repairing or repairing any equipment, improvements or other changes made by the tenant in or in the facility in which the tenant has
disappeared. Contrary to what is provided here, the obligation of the landlord to repair or rebuild shall be limited to the proceeds of fire insurance received by the
landlord (which reduces the cost incurred by the landlord in collecting the same) are insufficient to rebuild the extinguished facility and/or property, the landlord shall have the option to terminate the lease if notified to the tenant within days after receipt of the entire net insurance to be paid in regards to
such fire or casualties. C) Rent in the time of damage or destruction. If this Agreement terminates in the above way, the rent shall be allocated at the time of such casualty. If this Agreement does not terminate and the landlord chooses to restore or restore the extinguished facility, the rent paid by the
tenant shall be fairly abolished on the basis of the extinguished facility that can be used until the damage to the extinguished facility is repaired. However, there is no need to reduce the payment of any operating expenses in any case. Eminable domain. Regarding eminminion domain:
A) condemnation of the vanished establishment. If all or part of an extinguished facility is acquired by a public or quasi-public authority under the power or threat of a eminance domain, except for a temporary period of time, the lease term shall be suspended as of the period of ownership on
that date. Facilities that have disappeared during the term of this Agreement, or any part therep, or more than % of the physical or common areas, are taken by condemnation or rightsIn eminent domain, or instead of private purchase, this Agreement and the period for which this Agreement was given,
end with the sole option of the landlord, and if the landlord terminates, this agreement expires on the day that possession is taken by the worder, and the basic rent reserved here is allocated until that date and paid in full, and all prepaid base rents will be paid in full until that date. All upfront base rents
shall be repaid to the landlord tenant. If the Landlord does not choose to cancel or terminate this Agreement in accordance with the fore provisions, the Landlord shall as much as possible reconstruct and restore as much as possible the facility that has terminated immediately before such up-and-coming,
and this Agreement shall fairly allocate the payment of the basic rent in accordance with the provisions of this Agreement during such restoration. The vanished facility took the bear to the total square foot of the facility, which disappeared shortly before such a shooting. However, in no event will the
payment of operating costs be reduced, but the landlord's obligation to restore or rebuild will be limited to an amount that does not exceed the revenue earned from such take-out (less costly to collect the same). Despite the above, the net blame award received by the landlord must have the option to
cancel and terminate this contract within days after the landlord receives a net re-accusation. B) Blame award is reduced from
the authority to condemn the landlord's award, there is nothing preventing the tenant from pursuing another award from the blame authority for taking the cost of moving or its personal property. Bankruptcies and bankruptcies. The appointment of a tenant who owns all or substantially all of the tenant's
assets, or by the tenant or the person who constitutes the tenant, who constitutes the creditor's interest, tenant or tenant, or who constitutes the tenant under the Bankruptcy, or Reorganization Act, constitutes a breach of this Agreement
by the Tenant. In no event may this Agreement be assigned or assigned by the operation of law or voluntary or involuntary pankruptcy proceedings, and in no event shall this Agreement or any right or privilege under this Agreement be assigned by the operation of law or voluntary bankruptcy,
bankruptcy, or reorganization procedures. Default. A) Permissions for the default tenant waives or empties the leased facility, does not pay the rent at the time provided for in this Agreement, or is notified in writing by the landlord after days, the tenant shall not cure any other default
in the performance of its obligations under this Agreement (in order for the tenant to Unless you proceed to and continue until the default is cured), in addition to any other rights or remedies that the landlord has in law or otherwise, the landlord shall have the right to re-move in and own the extinguished
facility without legal proceedings, from which all persons and property shall be removed. If the landlord chooses to re-enter the country in accordance with this Agreement, or if the landlord is in possession in accordance with legal proceedings or in accordance with the notice provided by law, the landlord
may terminate the tenant's rights under this Agreement and re-permit the facility or part thereo of that disposition in accordance with such period and the exercise of the landlord's discretion. With each such re-forgiveness, the Tenant shall immediately be liable for the
payment to the landlord of the tenant's debts (excluding the rent in this document), the costs and expenses of such re-lending. In addition, the changes and repairs incurred by the landlord and the amount of rent reserved in this Agreement, which is the tenant's responsibility under the provisions of this
Agreement for such re-lease period, exceed the amount agreed to be paid as rent by the new tenant of the extinguishing facility for the period of such re-lease. B) Payment of costs and rent. If the Tenant is the default at any time under this Agreement, the Tenant shall be liable for all costs incurred by the
Landlord for such default, including the cost of recovering the extinguished facility and all attorneys' and court costs associated with it. In addition, the landlord must terminate this Agreement and the tenant's rights under this Agreement by default at any time, in addition to other remedies the landlord has.
The landlord is able to recover from the tenant all damages incurred for such default reasons, including the rent booked and charged in this Agreement for the period discounted to the current value, and the current rental value of the vanished property for the rest of the period (discounted in the
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same way), all of which must be paid immediately and the landlord to pay attorneys' fees from the landlord. Tenant liability and/or re-lending costs for default damagesTermination of this Agreement. C) The right to delete the tenant's property. The landlord shall have the right to remove all or part of the tenant's property from the extinguished facility. Deleted property may be either: (a) stored at a cost in a public warehouse or elsewhere, and for that account, the tenant and landlord are not responsible for its care or its storage. (b) Sold in private or public sales, and after the cost of the sale, the proceeds of the sale costs must be used to offset any rent attributable to the landlord. The tenant waives any loss, destruction and/or injury that may be caused by the above acts. D) Landlord default. The Landlord shall not default on the performance of its obligations under this Agreement unless it receives written notice from the Tenant indicating that the Landlord has not fulfilled its obligations under this Agreement. The landlord shall not have performed such defaults within days of such notice from the tenant (or shall have subsequently sincerely failed to initiate and diligently pursue such default healing, which takes reasonably time to terminate). Quiet fun. The Landlord agrees to pay the rent and other fees provided by the Tenant to this Agreement and to carry out all of the agreements and agreements set out here to be made on the tenant's part. The Tenant shall then have the peaceful and quiet enjoyment and possession of the demiseed facility without any hinder from the landlord or person lawfully claiming through the landlord, except for such part of the deceditant property or estate, as it may be taken under the power of eminant domain or claimed to a mortgage on the extinguished property of the estate at any time during the above period. A) Exemption. Any waiver of any terms or contracts in this Agreement by either party shall be deemed to imply or further waive the same or other terms or agreements of this Agreement. B) Dependent. The tenant agrees, at the request of the landlord, that this Agreement be subject to a mortgage imposed on an extinguished property or property, or that the landlord is subordinated to one or more of those mortgages. You also agree to accept the Tenant as a tenant of a facility that has been extinguished under the terms of this Agreement, in the case of acquisition of rights by the holder described above through foreclosure proceedings, or otherwise, as long as the Tenant continues to fulfill its obligations under this Agreement, and agrees to fulfill the Tenant under the terms of this Agreement. Under the obligations of this Agreement (but only while the owner of the extinguished facility), the tenant agrees to recognize that such owner or other person acquires the landlord. The parties agree to implement and provide the appropriate means necessary to carry out the agreements contained here. C) Notifications and certificates. All notices under this Agreement must be made in writing. Notices are valid upon receipt and shall be delivered to overnight couriers, overnight couriers, certified or registered mail, or to first-class U.S. mail, postage, landlords and tenants of the above addresses, or other addresses that the parties send in writing to others. The date of service for notifications issued by mail is the next business day from the date of deposit at the U.S. Postal Service post office. D) The relationship between the parties. Nothing contained there includes is considered and interpreted by the parties to this Agreement or any third party to create a principal and agent, or partnership, or joint venture relationship between the parties to this Agreement. E) Governing law. The terms and conditions of this Agreement shall be governed by and contant in accordance with the laws of the state of without conflict of laws provisions. F) Dispute resolution. Any dispute a result of this Agreement shall be resolved in the court of state. 🗆 If either party takes legal action to exercise its rights under this Agreement, the party shall have the right to recover from the other party any costs incurred in connection with its conduct and appeal, including reasonable attorneys' fees and costs.

Binding Arbitration Shall be conducted in accordance with the rules of the American Arbitration Association.

mediation. Mediation \Box , then binding arbitration. If mediation is unable to resolve the dispute, the dispute will be resolved by binding arbitration Association. G) Force majeure. If either party delays or hinders any act or act required in this Agreement for reasons such as strikes, lockouts, casualties, acts of God, labor troubles, inability to procure materials, power failure, government laws or regulations, riots, rebellions, wars, pandemics, etc., then such party shall not be liable for such delays; The execution or execution of such an act or act is exempt from the period of delay, and the duration of implementation of such acts must be extended for a substantial period of time. Duration of such delays < H) full contract. This Agreement contains the full representation of the agreement between the parties and does not include any promises, representations or induces, such as available here. I) A successor of interest. The agreements, agreements, agreements, terms and warranties of this Agreement are bound by the interests of the landlord and tenants and their respective heirs, executors, administrators, successors and assigns, but do not create any rights for any other person except as otherwise provided to this Agreement. At Witness WHEREOF, the parties triggered this agreement to be executed by their duly approved representatives as of the first date above.

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