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Rev 1343D17 This commercial lease agreement (this agreement) made this ___ day of ____ by and between: Tenant: ____ an \square individual \square entity located at ____[Tenant] According to Covenants Mutual included here, the parties agree this way: The Location of Demised. Rental location should include: (Check one) 🗆 a building 🗆 office space in the building complex 🗆 a retail store in the building complex 🗆 a restaurant in the building complex 🗆 industrial space in the building complex 🗆 a warehouse in the building complex Other 🗅: ____ ___ (\square known as ____ [building complex name]) (real property) located in ___ Location size. The Demised location contains approximately square feet and contains approximatel measure Demised's location to determine the final size. b) Reserved uses. The landlord reserves to own the use of roofs, exterior walls, and the area above and structural elements leading through the Demised location and which serve either the location of Demised or other parts of the building or complex. c) Common area. (Check one) the landlord's financial 🗆 to the tenant is a non-exclusive right to use, common with all other tenants or real properties that are not rented out or kept for rent to tenants. The common area will be subject to the exclusive control and management of the landlord at all times, and the tenant and other tenants to the designated areas; and to carry out such acts on and to the common area and adopt, change, and enforce such rules and requirements as the landlord advises at its sole discretion. Landlords must maintain the common area in a good and reasonably clear repair of the remainder.

does not include the agreement and the location of Demised used by the tenant of any common area of real property. The term common area should mean all areas and improvements in real properties that are not rented out or kept for rent to tenants. D) Spaces. (Check one) any parking space(s) on real estate. tenant, including guests, its staff, agents, and customers the right to use: (check one) any parking space(s) on real estate. Including guests, its staff, agents, and customers the right to use any parking space(s) on real estate. parking space(s) \square other: Located in (Check One) \square garage building \square parking building \square adjacent to the adjacent parking privileges granted to the tenant are not personal and that such parking privileges may be granted or subdivisioned. \square may assign or subset your parking privileges may not be granted or subdivisioned. The cost (check one) \square the tenant will cost the landlord \$_____ at a payment: (check one) \square on a daily basis to use such parking privileges. \square weekly to use such parking privileges. \square the tenant will not pay the landlord a fee to use such parking privileges. \square Storage facilities. (Review one) does not include \square this agreement and the location of Demised the use of any storage facilities on real estate. agrees that during this contract, the tenant has the right to store personal property in _____ [description of storage facilities] at his or her own risk. The landlord will not be liable for any loss, theft or damage of items stored by the tenant. The fee (check one) the tenant will cost the landlord \$____ at a payment: (check one) \square on a daily basis to use such facilities. \square the landlord to use such facilities. \square the deteriorating enclosure according to the terms and conditions of the contract. Lease term. The duration of this Agreement shall begin at ____ (start date) and end at midnight on ____ 20____ (termination date). Renewal (check one) 🗆 this lease may not be renewed. \square (this lease may not be renewed. \square (this lease may be renewed. \square (termination date). Renewal (check one) \square this lease may not be renewed. \square (this lease option to make this agreement for an additional period _____ year(s) initiated on the date of termination by providing notice as described below Section B Rent increases (review one) will not increase and conditions of this Agreement apply during each renewal period, except that the base rent must be increased: (check one) — ______ the day before the date of termination. If the written warning is not given in the manner provided herein within the specified period of time, this option should be turned away and expired. Rental conditions. According to the date of the beginning and during the duration of the agreement, \$_____ payable at: (Check One) understood we would be turned away and expired. Rental conditions. According to the terms of the lease: A) base rent. The tenant must tell the landlord, starting from the date of the beginning and during the duration of the agreement, \$_____ payable at: (Check One) understood we would be turned away and expired. Rental conditions. annually: basis (base rent). The base rent is due not after the day of the payment period. The base lease is not included. Starting the start the tenant shall be determined by dividing the number or square foot rentable in the Demised location by the total number of square feet rentable on real estate that is rented or available for rent throughout the year. Operating expense means the total cost and cost incurred in the agent, management, insurance, equipping, lighting, maintenance and real estate policy, including the exterior of real estate and common areas, and specifically including, without limitation, cost items for or related to: premiums and deductions, management, bookkeeping, and accounting fees, and in addition to annually equal to _____% per year of operating expenses for a reserve fund for major repairs, alternatives, and Ha, I'm sorry. With each monthly basic rent payment, the tenant must pay an estimate of the tenant's share of the tenant's share of the operating expense. Such monthly estimates should be based on the actual operating expense. If the tenant pays less than his share of Operating expense, the tenant must pay such a deficiency __ the day of the request by the landlord. In case the tenant pays more than his share of the actual operating expense, the landlord must apply the overpayment to the next monthly estimate(s). \square are included in the base rent. Landlords must pay all operating costs on real estate. Operating expense means the total cost and cost incurred in the agent, management, insurance, equipping, lighting, maintenance and police real estate, including the exterior of real property and common areas, and specifically including, without limitation, cost items for or related to: premium and deductible, management, booking. c) Taxes. (Check one) 🗆 landlords must pay all real estate taxes and assessments levied against all or any part of the deteriorating location, real estate, and subsequent improvements in it. Taxes are not included in the rent (check one) are included in the rent (check one) taxes are not included i rent. Such taxes and assessments are included in the rent and paid directly by the landlord. are included in the lease, including any increase in real estate taxes. If there is any increase during each year during which the duration of the contract begins, whether due to rate increases, valuations or otherwise, the tenant must pay the landlord after submitting tax bills equal to the increase in land and property taxes, proportionately or designated upon which the decaying property is located. In the event of a tax assessment including for a tax year extending beyond the term of the contract, the tenant's obligation must be proportionate to the part of the lease term included in such a year. All tax obligations including the hereunder tenant must be added and converted into part of the rent paid under the contract. d) Paying rent. Basic rent and operating expense under this Agreement may be collectively said as rent or rent. All rent must be made payable to the landlord and delivered to the address stated above or to another address as the landlord may determine after reasonable notice to the tenant. Operating expenses shared by the building are not included in the base lease.

agrees, at the request, to provide statements to the tenant about the manner of calculation of any and all charges arising from the tenant under the terms of this Agreement, and itemization of Fees are included in it. The landlord must make such statements as a/an: (Check One) un a monthly basis on a quarterly basis on an annual letter along with any cheque or payment as such shall be deemed agreed and consented, and the landlord may accept such a cheque or payment without prejudice to the right of the landlord designated in this Agreement. (s) Past proceeding payments. If any due value remains unpaid under this Agreement _____ the day after that is due, the late charge is equal to (check one) ____ per day (late fee), not exceeding the maximum amount allowed by law, shall be paid by the tenant to the landlord until the tenant pays in all sums to the current landlord (including all late charges). In addition, all service expenses from the tenant's financial institution are paid by the tenant due to non-funds. The addition to the late charge, such unpaid sums shall bear interest on the rate ____%% per month, not exceed the maximum amount permitted by law. \square landlord will not need an additional late charge. Returned payment fee (cheque one) \square in case of receipt of payment from the tenant a fee of ______ to cover the landlord's overhead and administrative expenses and/or require that all subsequent payments are bank certificates or cashier's cheques. 🗆 landlord is not charged a fee for returned payments. g) Security deposit to the landlord, which shall act as security for the full implementation of the tenant's obligations and obligations under this agreement. Interest (check one) undertake interest for the tenant, shall not be considered a rental payment, final or otherwise, and shall not be considered to limit or relieve the tenant, shall not be considered a rental payment, final or otherwise, and shall not be considered to limit or relieve the tenant, shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered to limit or relieve the tenant, shall not be considered a rental payment, final or otherwise, and shall not be considered to limit or relieve the tenant, shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment, final or otherwise, and shall not be considered a rental payment. otherwise, and shall not be considered to limit or relieve the tenant of any obligation or liability to the landlord. In the event of a default without notice. After full performance by the tenant of all Obligations under or in accord light of this Agreement, any remaining part of the deposit including that the tenant has the right to be reimbursed to the tenant will only look to the landlord's interest purchaser to the deteriorating enclosure, in which case the landlord must be discharged from any further liability with regard to such a deposit, and the tenant will only look to the landlord's interest purchaser for any return on the said deposit. H) Holding Over. If the tenant remains at the disposal of the deteriorating premises after the expiry of the initial lease period or any extension without the implementation of the new lease, it shall be deemed as a tenant from month to month, according to all the terms, regulations and obligations of this contract as far as the same applies to the month-to-month lease except that the base lease must be ______ Use, occupancy and location status. According to usage and occupancy: A) use and occupation. The tenant must use and occupancy and location status. According to usage and occupancy: A) use and occupancy and location status. According to usage and occupancy: A) use and occupancy and location status. purpose without prior written consent from the landlord. The tenant shall act the place of Demised in a clean and dignified manner and in compliance with all applicable laws, regulations, laws, and decrees. The caretaker services and shared costs will be included in the operating cost. The tenant shall use the place of deterioration for no illegal purpose or act; Or interfere with the rights of other tenants or occupiers of real property; The tenant agrees: (check all that applies)

I. All loading and unloading, delivery and transportation of goods in such areas and through the entrances determined by the landlord are carried out. second \square . No window cover such as curtains, curtains, curtains or shadows should be placed on the windows of the blown enclosure unless approved by the landlord. third \square . No smoking at the Demised location or inside _____ feet or any port. fourth \square . All waste and refusal shall be kept in the size and type of container, and in a place approved by The tenant should not burn any waste or waste in the real property or about it. U. No air, speaker, satellite dish, sound amplifier, equipment, displays, or advertisements must be installed on the roof or exterior walls of the deteriorated premises, or in other areas of the actual property without the prior written consent of the landlord. sixth D. No speakers, TVs, graphs, juke-boxes, radios, or other devices should be used in a manner other than people who have heard inside the Demised location without the prior written consent of the landlord. 🗆 7th. No activity is in place of Demised place at temperatures high enough to prevent the freezing of water in pipes and fixtures. 🗆 ninth. The tenant shall not allow or place any blockages or goods in any common areas, including but not limited to, corridors, all sidewalks in front, on the side, or behind the Demised place. 🗆 X. Plumbing facilities in The Demised Place shall be used for any purpose other than that made for them, and no foreign material of any kind shall be thrown at it, and the cost of any failure, stop, or damage caused by the violation of this order shall be carried out by the tenant must keep all windows, shale windows, window frames and exterior signs of The Demised place clean. 🗆 XII. No goods must be stored at demised premises except that the tenant is selling in the normal business period in, in, or from the demised premises or on or on any part of the actual property, except with the prior written consent of the landlord.

13th. No auctions or tent sales shall be held at the Demised premises or on or on any part of the actual property, except with the prior written consent of the landlord. use by the tenant of any unethical or unfair manner of business operations, advertising or domestic display if, in the landlord's opinion, the continued use of that property as a first-class facility or otherwise is out of harmony with its public persona, and after notifying the landlord shall refrain or discontinue such activities.

XV. The tenant must keep the location of Demised is out of harmony with its public persona, and after notifying the landlord shall refrain or discontinue such activities. (including unrestricted, exterior and interior sections of all windows, doors and all other jars) in a neat, clean and hygienic situation, free of all insects, rodents, vermin and insects of any kind and type.

16th. The tenant must use the Demised place for any purpose or business that is uneasy or unreasonably offensive because of the release of noise, smoke, Or Bo.

XVII. The tenant must keep the entry and pavement/walkways in front of The Demised assumption clear of all the debris, waste and litter, and must keep the same swept, preserved and snow and ice removed from it. b) Environmental restrictions. The tenant shall not use the Demised premises for any activities related to, directly or indirectly, use, generation, treatment, storage or disposal of any hazardous or toxic chemicals, materials, materials or waste (hazardous substances), and that the place of deterioration will be used only in compliance with any and all environmental laws, laws and regulations applicable to it. Landlords should have the right, but not duty, to inspect The Demised Place and conduct tests on it should landlords have a reasonable belief there are hazardous substances in The Demised Place. In event tests indicating the existence of such hazardous substances, and the tenant of hazardous substances on demand has not been removed, landlords should have the right to immediately enter the Demised premises to treat any contamination found in it. In exercising his rights herein, the landlord shall use reasonable efforts to minimize interference in the tenant's business, but such input shall not constitute the dismissal of the tenant, entirely or in part, and the landlord shall not be liable for any interference, loss or damage to the tenant's property or business resulting from it, provided that such contamination arises from or as a result of the landlord's actions, or actions. If any lender or government agency should ever need to be tested to establish whether there is a release of hazardous materials, then reasonable costs of it must be reimbursed by the tenant to the landlord after the demand as an additional lease if such a requirement arose due to tenant storage or the use of hazardous substances in the place of deterioration. The tenant must execute certificates, dealers and the like from time to time, at the landlord's reasonable request, about the tenant's intention to store or use hazardous substances at the site of the deterioration. c) Condition and acceptance of the place. The tenant accepts the place of deterioration in its current circumstances and admits that Demised's location is good at order and repair, unless otherwise indicated here. By occupying the Demised premises, the tenant must be conclusively deemed that The Demised Place is accepted as being in the conditions required by this agreement. During the landlord's request, the tenant will sign a statement on the Demised location. all leasehold improvements (other than commercial tenant fixtures and heating and air conditioning equipment, must, when installed, connect to the freehold and become and remain landlord's lies for rent and other sums that may be converted because of the landlord under this lease or otherwise. The tenant defaults on any of the terms and conditions of this lease. b) Risk and loss of the tenant's personal property. All personal property of the tenant who may be at any time in the place of deterioration should be at risk of the tenant only, or at the risk of those claimed under the tenant that may be caused by water from any source including bursting, overflowing, or leaking sewage or steam pipes or from heating or plumbing appliances or from electrical wires or from electrical wires or from gas or odor or leakage fire suppression system. c) Furniture provided by the landlord. (Check one) The landlord unust provide the following equipment and furniture: (check all that applies) the bathroom appliances or from gas or odor or leakage fire suppression system. c) Furniture provided by the landlord. (Check one) The landlord unust provide the following equipment and furniture: (check all that applies) the bathroom appliances or from gas or odor or leakage fire suppression system. landlord should not offer furniture or furniture, equipment and shares in the trade placed on or in the place of Demised.

| the tenant must pay before condemning all taxes assessed against landlord's belongings, furnishings, equipment and shares in the trade placed at the site of the decline or in. Any such taxes paid by the landlord shall be converted due and payable by the tenant within ______ the day after the written notice of the landlord must be responsible for repairing and maintaining the demised premises in good condition and for making such an amendment or replacement of it as may be necessary or required by law or decree, specifically for the following: (check all that applies) 🗆 foundation and structural components of the building 🗆 exterior walls but excluding (windows, doors, window frames and doors, plate glass) 🗆 ceilings, gutters and downspouts ☐ Parking lot ☐ Driveway ☐ Sidewalks ☐ Other: _ (Check or cross out) 🗆 However, Tenant Landlord refunds for any such maintenance, repairs, or alternatives are made necessary by any tenant acts. Landlord reserves and at all times must have the right to enter demised premises in any emergency as well as during regular business hours after a written notice for the same inspection, and to repair the demised premises and any part of the actual property or common area, without rental discounts. b) The tenant are not the obligation of the landlord shall be the obligation of the tenant and shall be made by the tenant at the expense and expense of the tenant only. The tenant must keep and maintain The Demised place in good repair and order at all times. The tenant must be responsible for maintenance, repair and replacement of the following: (check all that applies) | heating, ventilation and air conditioning systems | plumbing | electrical systems the interior or exterior of the deteriorated enclosure the exterior (or appearance) of the Demised location without the prior written consent of the landlord. renovation, creation of additions, changes or structural changes to the interiors of exteriors of the Demised location without the prior written consent of the landlord. renovation, creation of additions, changes or structural changes to the interiors of the Demised location without the prior written consent of the landlord. Demised Place without prior written consent of the landlord, whose consent will not be unlawfully denied; however, the tenant is not allowed to paint and decorate the interiors of the Demised place without prior written consent of the landlord, whose consent of the landlord of the landlo landlord, whose consent may be denied, conditioned or denied at the landlord's discretion. d) No Liens allowed. No person shall ever lie to any lie, directly or indirectly, or indirectly or indirectly, place of deterioration, or the proceeds of it, for or on account of any work or furnished materials to The location of the right deterioration, either for or on account of any matter or something anyway; In the event that any Lane must be filed, the tenant shall cause such Lane to be released within the width of _____ the day after the actual notice of its filing, or shall at such a time be a testimony to the landlord that the tenant has a valid defense to such a claim and such lane and furnished to the landlord mortgages. In addition to any other treatment granted herein, after the tenant fails to discharge such a lane or to the landlord's financial payment bonds against foreclosure of any such lane as provided above, the landlord, upon notice to the tenant, may unload such Lane, and all costs and expenses incurred as a result, with interest on it, shall be payable as further hereunder rent on the date of payment of the next lease. insurance and insurance and insurance and damages: a) general liability of the tenant, and property damage insurance. The tenant must purchase and maintain public liability and property insurance damages against loss, cost and expense due to damage to or death of persons or damage to or destruction of property insurance damages against loss, cost and expense due to damage to or death of persons or damage to or death of persons or damage to or destruction of property insurance damages against loss, cost and expense due to damage to or death of persons or damage. insurance (to include the owner Home as additional insurance, to be shipped with the insurer and) to: (check one) I minimum aggregate policy in amount less than \$ I the risk limit occurs less than \$ per on a combined basis and deducts more than \$. b) Insurance certificate. The tenant must give the furnished landlord an insurance certificate of evidencing such coverage that provides that such policies may not be revoked in less than the day before the written notification to the landlord with policies or insurance certificates after applying to do so, the landlord must have the right to obtain such insurance and collect the costs it charges from the tenant as an additional rent. c) Landlord insurance. Landlord insurance. Landlord may also retain public liability, property damage, loss of rent, and such other coverage relating to real estate as the right landlord. Insurance included in operating expenses (check one) all premiums for such insurance maintained by landlords should not be considered operating costs. d) Reciprocal waiver of the subset. If either party suffers loss or damage that is caused by the other party, but which is covered by injured party insurance, the injured party ignores any claims it may make against the other party to the extent that it is compensated by the insurance required under this agreement; To the extent that these rights are waived above. e) Keeping the counter harmless. It has been agreed that the tenant must defend, keep harmless and damages the landlord, its officers, agents and staff of any and all claims for harm to individuals or damage to the performance of this Agreement. Further agreed that landlords must defend, keep the tenant harmless and damages, its officers, agents or staff, in the performance of this Agreement. Further agreed that landlords must defend, keep the tenant harmless and damages, its officers, agents or staff, in the performance of this Agreement. and/or employees of any and all claims for harm to individuals and/or damage to the place of deterioration resulting from negligence of the tenant and landlord, then the responsibility for any and all claims regarding damages or damages arising from the performance of the terms and conditions of this contract is allocated under the state law in which the actual property is located. Symptoms. According to the business. Landlord approval (check one) \square any exterior sign must be approved by the landlord and must comply with the landlord approval. (Check one) \square landlord approval to refuse any exterior sign does not require landlord approval. (Check one) \square landlord \square the tenant shall be solely responsible for the costs of building. installing, and maintaining the exterior sign. The landlord must pre-approve the signature package to be attached to the lease for the duration of the lease and all its renewal. b) Other signs. (Check one) all signs, banners, letters, advertisements, lighting, or anything else visible from the exterior of the place Demised installed or affixed by the tenant shall be first approved in writing by the landlord and the location and installation procedure of the same shall be approved by the landlord agrees that such approval is not unreasonably set aside.

no longer affixed by the landlord approval is not unreasonably set aside.

no longer affixed by the landlord approval is not unreasonably set aside. to the tenant, the tenant must make payments for the following facility on a basis or in connection with the demised premises. (Check all that applies) 🗆 water 🗆 gas 🗆 heat 🗆 other 🗀 light: \square the power of the \square telephone \square the Internet \square disposal of wastewater in turn, the landlord will be responsible for paying for the following facilities: \square of water \square gas \square heating \square 🗆 the internet 🗆 access 🗆 wastewater disposal, submission, and assignment. According to access, submission, and assignment: A) access. The tenant must allow the landlord to inspect or check the location of Demised during business hours after advanced written notice or at any time without notice in case of an emergency, and shall enter the landlord's permission and carry out such repairs, changes, improvements, or additions at the landlord may deem necessary. b) Submission. The tenant must deliver and submit to the landlord in possession of the place of deterioration upon the expiration of the contract, or after the previous termination as provided herein, in good condition and repair as the same shall be at the start date. c) Removal and restoration. Any property not so much removed at the expiration of the term in this case shall be deemed to have been abandoned by the tenant and may have been retained or disposed of by the landlord. The tenant shall not remove any leasehold improvements or non-commercial means and must lodge the place of Demised after the termination of the lease established by the agreement in the same circumstances as the location of Demised was required to start on, wearing normal and tears and damage by fire or other casualties except. Equipment installed by the tenant (check one) and all commercial equipment and equipment and equipment installed by the tenant (check one) are the commercial equipment and equipment and equipment and equipment installed by the tenant (check one) are the commercial equipment and equipment and equipment installed by the tenant (check one) are the commercial equipment and equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment (check one) are the commercial equipment installed by the tenant (check one) are the commercial equipment (check installed by the tenant may be removed by the tenant may be removed by the tenant in termination of this Agreement, provided that the tenant shall not default on the performance of any of the location of Demised by the removal of any commercial equipment and equipment.

any and all commercial commercial equipment and equipment and equipment. equipment and equipment installed by the tenant may not be removed by the tenant in terminating this contract. d) Assignment and Subletting. (Check one) 🗆 Subleasing is not allowed. The tenant may not be removed by the tenant in terminating this agreement as to any department or all of the decaying premises. 🗆 Sabling allowed landlord, whose consent is at the landlord approval. The tenant shall not delegate, mortgage, enclose or transfer any interest in this Agreement, or monitor the deteriorated premises in full or in part, nor grant a license or concession in connection with it without prior written consent from the landlord, whose consent is at the landlord's discretion. Damage to the premises. Due to damage to the location: A) significant damage. In the event of Demised place or real property being formed from the Place Demised part shall be damaged or destroyed by fire or other casualties to the extent that the cost of repairing or replacement value of that time, then the parties may, in their option, __ the day after such losses occur, after written notice. b) Minor damage. In the event of Demised the location or real estate from which the cost of repairing or replacing the same would be less than (check one) 🗆 ____ 🗆 of the replacement value then, or in the event the landlord does not choose to terminate the contract as a result Of significant damage, then the landlord shall repair the damage with \square reasonable dispatch upon notice of such losses \square ? According to anything presented here otherwise, the landlord's commitment to repair or renovation should be limited to the amount of fire insurance income the landlord receives (less any costs incurred by the landlord in the same collection) as a result of any such losses. In the event of income from fire insurance received by the landlord must have the option to terminate the _ the day after the landlord receives the total net insurance income payable due to the fire or casualties. c) Rent after damage or destruction. If the agreement is terminated in the manner set forth above, the rent must be allocated to the time of such losses. In the event of this agreement has not been terminated and the landlord chooses to restore or repair the demised premises, then the rent payable by the tenant shall be fair based on the square footage at the Demised location which is usable, as long as such damage to the demised premises has been repaired; embossed domain. According to The Outstanding Scope: A) Conviction place Demised. If the whole or any significant portion of the place of deterioration shall be taken or acquired by any public authority or pseudo-public under the power or threat of outstanding scope, for other than a temporary period, the term of the lease shall be stopped as the possession of the day shall be taken by such public or pseudo-public authorities, and the tenant must pay the rent until that date with an appropriate refund by the landlord Rent that may be paid in advance for any subsequent period to be taken into possession of the date. In the event that during the duration or the right of outstanding domain, or by private purchase in its Liu, this contract and the term granted shall then be terminated at the landlord's sole option and if the landlord has so terminated then the convicter and the base rent reserved herein shall be fully allocated to that date and paid and all prepaid base rent will be refunded with the landlord to the tenant. In the event the landlord does not choose to cancel or terminate the agreement as provided above, then the landlord shall rebuild and restore the location of Demised which is almost as possible to its status immediately before any use and this agreement shall continue in full force and effect except that, during such restoration, the base lease payable pursuant to the terms of this Agreement shall continue in full force and effect except that, during such restoration, the base lease payable pursuant to the terms of this Agreement shall be fair in proportion to that Square footage from part of the section allocating the location of Demised to bear taken to the entire square film of the Demised location immediately before such consumption; Provided, however, at no event should there be any discount paying any operating expenses, providing more, however, the obligations of the landlord to restore or rebuild should not exceed the amount that the proceeds of such consumption (less costs incurred in the same collection). According to the fore, if the net conviction award received by the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuild the structural parts of the landlord is not sufficient to restore or rebuil the tenant must be limited to the resulting damages only. b) Conviction award. All compensation awarded or paid upon any total or partial consumption of the demised premises shall be owned and owned by the landlord. Nothing here can prevent the tenant from pursuing a separate bonus from the convicting authority for his moving expenses or for taking his personal property, as long as the tenant award does not reduce the landlord's bonus from the condemning authority. Losses and bankruptcies. The appointment by the tenant or any of the tenant constituents in favor of the creditors or any action taken by the tenant or any of the tenant's constituents under any loss, bankruptcy, or reorganization action suffered, shall constitute a violation agreement by the tenant. In no case shall this Agreement or any rights or privileges entrusted herein to the tenant's assets or any of the tenant constituents under any bankruptcy, loss, or reorganization proceedings. Default. According to default. A) rights in the agreement, or if after the ______ day of written notice from the landlord, the tenant must fail to treat any other default on the performance of his obligations under this contract (unless the tenant then proceeds in good faith to treat such a default and continues to do so until the default is treated), then, In addition to any rights or other treatments the landlord may have by law or otherwise, the landlord shall have the right to re-enter and take possession of the Demised premises without legal proceedings and remove all persons and property from it. If the landlord chooses to re-enter as provided by law, the landlord may terminate the rights of the tenant under this Agreement, again allow the place of deterioration or any part of it for such a period and in such a lease and on the basis of such conditions and other conditions as landlord discretion may only be deemed a recommendation, with the right to make changes and repairs to the Demised location. After any such re-authorization, with the right to make changes and repairs to the Demised location. After any such re-authorization, with the right to make changes and repairs to the Demised location. After any such re-authorization, with the right to make changes and repairs to the Demised location. such re-authorization, and of such changes and repairs incurred by the landlord, and the amount, if any, by which the lease is reserved in this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement, which is the responsibility of the tenant under the provisions of this Agreement (and the provisions the provision that period of such re-authorization. b) Fees and payment of rent. If the tenant default, including demised location recovery fees, any and all attorney fees and court costs related to it. In addition, the landlord shall at any time terminate this agreement and the rights of the tenant under this agreement for any default, in addition to any other treatment the landlord may recover from the tenant all the damages the landlord may incur due to such a default, and including the rent booked and charged in the agreement for the remainder of the discount period to provide value, less value Rent now from Demised Place for the rest (Discounts in the same manner), that all sums must be immediately due and payable with the attorney's fees from the tenant to the landlord without the relief of valuation, and the landlord shall have no obligation to re-authorize. The tenant's liability for default damages and/or re-authorizing costs must survive any termination of this agreement. c) The right to remove the property of the tenant. The landlord has the right to remove all or any part of the tenant's property from the deteriorating premises. Any removed property may be either: (a) stored in any public warehouse or elsewhere at a cost, and for account, the tenant and landlord shall not be responsible for the care or maintenance of it; The tenant thus waives any and all of the loss, destruction and/or damage or damage or damage that may be anticipated by any of the acts of the occasion. d) Landlord must have a written notice of the specified tenant where the landlord fails to fulfill any obligation after this, and the landlord must fail to fulfill such an obligation, or treat such a default, within _ _ days of such notice from the tenant (or shall then have failed in good faith to begin with and diligently seek treatment). Quiet pleasure. The landlord agrees that if the tenant pays the rent and other charges presented here and makes all contracts and agreements here that must be made on behalf of the tenant, then the landlord or any person legally claiming through the landlord, except as part of the decay location or real estate as should be taken under the power of the outstanding domain or which may be claimed by any mortgage of the Demised place of the actual property. A) Waivers. No waiver of the same or any other provision or contract of this Agreement by either party shall be deemed to mean or constitute a further waiver of the same or any other provision or contract in this Agreement by either party shall be deemed to mean or constitute a further waiver of the same or any other provision or contract in this Agreement. b) Subset. The tenant agrees, at the landlord's request, to subtract the contract to any mortgage enters into an agreement with the tenant, binding on the successors and assignments of the parties, provided that such a holder agrees to own, enjoy peace and quiet and other rights of the tenant. In addition, so As the tenant continues to fulfill his obligations herein, in the event of the tandlord herein (but only while the owner of the decaying premises), and the tenant agrees to recognize the holder of such or any Another person obtains the title to place the decline as landlord. The Parties agree to implement and deliver any appropriate means necessary to fulfill the agreements contained herein. c) Notices and certificates. All notices made under this Agreement must be in writing. Notification is effective on receipt and must be delivered individually, by overnight courier service, through certified or registered, or by a first-class U.S., postal down payment, to landlords and tenants at addresses as specified above, or to other addresses that a party may be designated in writing delivered to the other party for such a purpose. The date of service of an electronically served notice shall be a business day after the date on which such notification is deposited in a box office of the U.S. Postal Service. d) The relationship and agent, or of the parties here, nor by any third party, as the main relationship of the parties. Nothing contained herein should be deemed or by the parties here, e) Governing law. The terms of this Agreement are governed and established in accordance with the laws of the State ____ (s) Dispute resolved in state courts ___ aft both parties bring legal action to enforce their rights under the agreement, the dominant party will have the right on the other hand to recover its costs (including the costs and expenses of reasonable lawyers) in connection with the action and any appeal. binding arbitration must be carried out in accordance with the rules of the American Arbitration, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association. G) Force Majeure. In the event that both sides prevent or impede any action or anything required in this Agreement due to strikes, lockdowns, casualties, acts of God, labor troubles, inability to provide materials, failure of power, laws or regulations of government, rebellion, resurrection, war, all or other causes. Reasonable control of the party, then such a party shall be liable or liable for any such action shall be extended for a period equivalent to such delay period. &It;H) full agreement. This agreement contains the full expression of agreement between the parties and there is no promise, representation or induction except as provided herein. I) Successors in Interests of landlords and tenants and heirs, executors, managers, successors and their respective assignments, but will not establish any right in any person other than what may be provided specifically herein. In witness whereof, the parties have made the agreement implemented by their authorized timely representative name and title Tenant signed tenant name The name of the tenant signed the representative's name and title

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