

**STANDARD FORM COMMERCIAL LEASE**

**1. PARTIES**  
(fill in)

LESSOR, which expression shall include heirs, successors and assigns where the context so admits, does hereby lease to

LESSEE, which expression shall include \_\_\_\_\_ successors, executors, administrators, and assigns where the context so admits, and the LESSEE hereby leases the following described premises:

**2. PREMISES**

Together with the right to use in common, with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises, and lavatories nearest thereto.

**3. TERM**

The term of this lease shall be for commencing on and ending on

**4. RENT**  
(fill in)

The LESSEE shall pay to the LESSOR rent at the rate of 20,000 dollars per year, payable in advance in monthly installments of 1,500.

**5. SECURITY DEPOSIT**  
(fill in)

Upon the execution of this lease, the LESSEE shall pay to the LESSOR the amount of 1,000 dollars, which shall be held as a security for the LESSEE's performance as herein provided and refunded to the LESSEE at the end of this lease subject to the LESSEE's satisfactory compliance with the conditions hereof.

**6. RENT ADJUSTMENT**

If in any tax year commencing with the fiscal year 2013, the real estate taxes on the land and buildings, of which the leased premises are a part, are in excess of the amount of the real estate taxes thereon for the fiscal year \_\_\_\_\_ (hereinafter called the "Base Year"), LESSEE will pay to LESSOR as additional rent hereunder, when and as designated by notice in writing by LESSOR, \_\_\_\_\_ per cent of such excess that may occur in each year of the term of this lease or any

**23. OTHER PROVISIONS**

It is understood and agreed that:

UPON WITNESS WHEREOF, the said apties hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
LESSEE

\_\_\_\_\_  
LESSOR

\_\_\_\_\_  
LESSEE

\_\_\_\_\_  
LESSOR

\_\_\_\_\_  
BROKER(S)