

COMMERCIAL LEASE AGREEMENT

BETWEEN THE UNDERSIGNED:

Mr / Mrs , residing at

Or

The company , with share capital of registered in the commercial register of under the number and whose registered office is at Represented by in his capacity as

Hereinafter referred to as "THE LESSOR"

The company , with share capital of registered in the commercial register of under the number and whose registered office is at Represented by in his capacity as

Hereinafter referred to as "THE LESSEE"

IT HAS BEEN AGREED AND DETERMINED AS FOLLOWS

ARTICLE 1 – COMMERCIAL LEASE

Sir/Madam... .. , and in accordance with the provisions of.....Law gives a lease for commercial use, for the time and conditions stipulated below, to the company represented byand who accepts, the premises designated below:

ARTICLE 2 – DESIGNATION

The commercial premises subject of this lease depends on the building located at , consisting of , with an area **of square meters (...m²)**

ARTICLE 3 – DURATION

This lease is granted for a period **of** , which will begin to run from , except for the option for the lessee to terminate it on the expiration of a period by the effect of a notice given at least **(0...) months** in advance by registered letter with acknowledgment of receipt.

The same option is given to the lessor in the cases expressly provided for by law.

ARTICLE 5 – DESTINATION OF THE PREMISES

The local subject of this lease is intended for the activity of

ARTICLE 6 – CONDITIONS

This lease takes place under the following charges and conditions placed on the lessee who undertakes to execute and accomplish them, namely:

- He will take the rented premises, in the state it is currently in, without being able to demand any repairs of any kind from the lessor.
- He will have to maintain the rented premises in good condition of rental repairs throughout the course of the lease.
- He may not under any circumstances do or allow anything to be done that could damage the said premises and must immediately notify the lessor of any damage.
- He must satisfy all laws and regulations to which tenants are ordinarily bound, comply with all authority prescriptions of hygiene, sanitation and others and carry out at his own expense any work that may be prescribed in this regard in the rented premises.
- He may undertake, in the rented premises and at his sole expense, any work of embellishment, improvements, drilling of walls or floors, installation, however express authorization of the lessor is required before any work on the premises.
- He may not under any circumstances transfer his right to the lease to another natural or legal person without the authorization of the lessor, but refrains from any subletting.

ARTICLE 7 – RENT

This lease is granted and accepted between the parties for a monthly rent at
Which rent, the lessee is obligated to pay it to the lessor, no later than the(**...**) of each
beginning of the month.

The lessee must pay the sum ofas ... **Months** deposit. This sum will be returned
to him on his departure after the premises have been left free of any occupant and subject to
any deduction of any sum due for any reason whatsoever (unpaid rent, restoration of the
premises, etc.).

This sum will not produce interest for the benefit of the lessee.

In accordance with the will of the lessor ,the rent will be payable monthly in arrears at the end
of each month, by bank transfer to bank account Number open at
.....(**bank**).

ARTICLE 8 – RENT REVISION

The rent increase will be made in accordance with the laws governing the matter and in
particular with a ...% increase in the rent per period.

ARTICLE 9 - TRANSFER OF LEASE

The lessee may only assign his right to the lease with the authorization of the lessor, in
accordance with the legal provisions in force .

ARTICLE 10 – FIRE INSURANCE

The lessee in his capacity expressly undertakes to take out fire insurance for the premises, to
renew it for the duration of the lease and to provide the lessor with proof of the insurance
policy.

ARTICLE 11 – GOVERNING LAW

This agreement shall be governed by and construed in accordance with the laws of the
.....

ARTICLE 12 – SETTLEMENT OF DISPUTES

The Courts of will have sole jurisdiction to hear any disputes that may arise during the execution of these presents.

THE LESSOR

.....

Represented by
Signature
Date

THE LESSEE

Represented by
Signature
Date