

**Offer to Lease
(Commercial Building)**

- IDENTIFICATION OF THE PARTIES
- PREAMBLE
- OBJECT
 - Leased Premises
 - Area and Location
 - Term of the Lease
- CONSIDERATION
 - Base Rent
 - Additional Rent
 - Postdated Cheques
 - Guarantee Deposit
- SPECIAL PROVISIONS
 - Acceptance of the Leased Premises
 - Amounts to be Paid by the Offeror
 - Insurance
 - Occupancy
 - Repairs, Alterations, Improvements or Extensions
 - Access to the Leased Premises
 - Assignment and Subletting
 - Destruction and Damages
 - Observance of the Law
 - Default
 - Lessor's Rules
 - Registration
 - Interest
 - Signing of the Lease
 - Place of Signing the Lease Agreement
 - Taking Possession
 - No Intermediary
 - Cost of Drafting the Lease
 - Works of the Lessor
 - Works of the Offeror
- GENERAL PROVISIONS
 - "Force Majeure"
 - Severability
 - Notices



- Headings
 - Schedules
 - No Waiver
 - Cumulative Rights
 - Entire Agreement
 - Amendments
 - Number and Gender
 - Calculating Time Periods
 - Currency
 - Governing Law
 - Election of Domicile
 - Counterparts
 - Successors
 - Joint and Several Liability
 - Elapsed Time
 - No Right to Transfer
 - Language
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- EFFECTIVE DATE
 - TERM
 - TERMINATION
 - SIGNATURE OF THE OFFEROR
 - LESSOR'S ACCEPTANCE
 - ACKNOWLEDGMENT OF RECEIPT BY THE OFFEROR