



## Lease Agreement (Commercial Building)

- IDENTIFICATION OF THE PARTIES
- PREAMBLE
- OBJECT
  - Leased Premises
  - Area and Location
  - Term
- CONSIDERATION
  - Base Rent
  - Additional Rent
  - Postdated Cheques
  - Guarantee Deposit
- SPECIAL PROVISIONS
  - Acceptance of the Leased Premises
  - Amounts to be Paid by the Lessee
  - Insurance
  - Occupancy
  - Repairs, Alterations, Improvements or Extensions
  - Access to the Leased Premises
  - Assignment and Subletting
  - Destruction and Damages
  - Observance of the Law
  - Défaut
  - Lessor's Rules
  - Registration
  - Interest
  - Taking Possession
  - No Intermediary
  - Cost of Drafting the Lease
  - Works of the Lessor
  - Works of the Lessee
- 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
  - Language
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- EFFECTIVE DATE
  - TERM
  - TERMINATION
  - ACKNOWLEDGMENT BY THE PARTIES
  - SIGNATURE OF THE PARTIES