

COMMERCIAL LEASE AGREEMENT (Single – Tenant Facilities)

1 For and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and
2 sufficiency of which is hereby acknowledged, _____ as
3 tenant (hereinafter referred to as “Tenant”), and _____ as
4 landlord (hereinafter referred to as “Landlord”), do hereby enter into this Lease Agreement (“Lease” or “Agreement”) on this
5 ____ day of _____, _____ (“Binding Agreement Date”). Landlord leases to Tenant, and Tenant leases
6 from Landlord, the Property described as follows: All that tract of land known as:
7 _____ (Address),
8 _____ (City), Tennessee, _____ (Zip), as recorded in _____
9 County Register of Deeds Office, _____ deed book(s) _____ page(s), or _____
10 instrument no. and further described as:
11 _____

12 together with all fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as the
13 “Property,” as more particularly described in Exhibit “A,” or if no Exhibit “A” is attached as is recorded with the County
14 Register of Deeds Office of the county in which the Property is located and is made a part of this Lease by reference.

15 **1. Term.** The initial term of this Lease shall be for _____ years, _____ months, beginning on the earlier
16 of the completion of work described in any attached Work Letter or _____ (“Commencement
17 Date”), through and including _____. (“Expiration Date”).

18 **2. Possession.** If Landlord is unable to deliver possession of the Property on the Commencement Date, rent shall be abated
19 on a daily basis until possession is granted. If possession is not granted within fourteen (14) days from the
20 Commencement Date, Tenant may terminate this Lease in which event Landlord shall promptly refund all payments and
21 deposits to Tenant. The aforementioned remedies are the sole remedies recoverable from the Landlord for delays in
22 delivery of possession to Tenant.

23 **3. Rent.** Tenant shall pay base rent (“Base Rent”) to Landlord without demand, deduction or setoff in advance payable as
24 follows:

25 _____
26 _____
27 _____
28 _____
29 _____
30 _____
31 _____

32 Rent shall be due, without notice or demand, on the first day of each month during the term of the Lease or any renewals
33 or extensions thereof, at the address set forth in the Notice Section of this Lease (or at such other address as may be
34 designated from time to time by Landlord in writing). If the Commencement Date begins on the second (2nd) through the
35 last day of any month, the rent shall be prorated for that portion of the month and shall be paid at the time of leasing the
36 Property. Tenant shall also pay additional rent (“Additional Rent”) as may be provided elsewhere in this Lease. Such
37 Additional Rent shall be paid in the same manner as the Base Rent. Base Rent and any Additional Rent shall be
38 collectively referred to as “Rent.”

39 **4. Late Payment; Service Charge for Returned Checks.** Rent not paid in full by the fifth (5th) day of the month shall be
40 late. Landlord shall have no obligation to accept any Rent not received by the fifth (5th) of the month. In the event a
41 check is returned by the institution upon which it is drawn for any reason, Tenant shall pay a fee of \$_____. If
42 late payment is made and Landlord accepts the same, the payment must be in the form of cash, cashier’s check or money
43 order and must include a late charge of \$_____ and, if applicable, a service charge for any returned check as stated
44 above. Landlord reserves the right to refuse to accept uncertified funds from Tenant after one or more of Tenant’s
45 payments have been returned by the bank unpaid. Tenant waives notice and demand as to all payments of Rent due
46 hereunder.



47 **5. Security Deposit.**

48 **A. Security Deposit to be Held by Landlord or Broker.** *[Check one. The section not marked shall not be a part of*
49 *this Agreement.]*

50 **Landlord Holding Security Deposit.**

- 51 (1) Tenant has paid to Landlord as security for Tenant's fulfillment of the conditions of this Lease a security
52 deposit of _____ Dollars
53 (\$ _____) in cash, money order and/or check ("Security Deposit").
- 54 (2) Landlord shall deposit the Security Deposit in Landlord's general account with Landlord retaining the
55 interest if the account is interest bearing. Tenant acknowledges and agrees that Landlord shall have the
56 right to use such funds for whatever purpose Landlord sees fit, and such funds will not be segregated or set
57 apart in any manner.
- 58 (3) Tenant recognizes and accepts the risk of depositing the Security Deposit with Landlord. Tenant
59 acknowledges that Tenant has not relied upon the advice of any Broker in deciding to pay such Security
60 Deposit to Landlord. Landlord and Tenant acknowledge and agree that:
- 61 (a) Broker has no responsibility for, or control over, any Security Deposit deposited with Landlord;
62 (b) Broker has no ability or obligation to insure that the Security Deposit is properly applied or deposited;
63 (c) The disposition of the Security Deposit is the sole responsibility of Landlord and Tenant as herein
64 provided; and
65 (d) Landlord and Tenant agree to indemnify and hold harmless Broker and Broker's affiliated licensees
66 against all claims, damages, losses, expenses or liability arising from the handling of the Security
67 Deposit by Landlord.
- 68 (4) Landlord shall return Security Deposit to Tenant, after deducting any sum which Tenant owes Landlord
69 hereunder, or any sum which Landlord may expend to repair arising out of or related to Tenant's
70 occupancy hereunder, abandonment of the Property or default in this Lease (provided Landlord attempts to
71 mitigate such actual damage), including but not limited to any repair, replacement, cleaning or painting of
72 the Property reasonably necessary due to the negligence, carelessness, accident, or abuse of Tenant or
73 Tenant's employees, agents, invitees, guests, or licensees. In the event Landlord elects to retain any part of
74 the Security Deposit, Landlord shall promptly provide Tenant with a written statement setting forth the
75 reasons for the retention of any portion of the Security Deposit, including the damages for which any
76 portion of the Security Deposit is retained. The use and application of the Security Deposit by Landlord
77 shall be at the discretion of the Landlord. Appropriation by Landlord of all or part of the Security Deposit
78 shall not be an exclusive remedy for Landlord, but shall be cumulative, and in addition to all remedies of
79 Landlord at law or under this Lease. The Tenant may not apply the Security Deposit to any Rent payment.

80 **Broker Holding Security Deposit.**

- 81 (1) Tenant has paid to Broker _____ (acting
82 as "Broker/Holder") located at _____
83 (Address of Broker/Holder) as security for Tenant's fulfillment of the conditions of this Lease ("Security
84 Deposit") _____ Dollars
85 (\$ _____) in cash, money order and/or check.
- 86 (2) Broker/Holder shall deposit the Security Deposit in Broker/Holder's escrow/trust account (with
87 _____ retaining the interest if the account is interest bearing) within five (5)
88 banking days from the Binding Agreement Date.
- 89 (3) The Broker/Holder shall disburse the Security Deposit only as follows: (a) upon the failure of the parties to
90 enter into a binding lease; (b) upon a subsequent written agreement signed by all parties having an interest
91 in the funds; (c) upon order of a court or arbitrator having jurisdiction over any dispute involving the
92 Security Deposit; (d) upon a reasonable interpretation of this Agreement by Broker/Holder; (e) as provided
93 in the General Provisions section below of this Paragraph; or (f) upon the termination of the agency
94 relationship between Landlord and Broker/Holder, in which event Broker/Holder shall only disburse the
95 Security Deposit to another licensed Tennessee Real Estate Broker selected by Landlord, unless otherwise
96 agreed to in writing by Landlord and Tenant, after notice by Landlord to Broker/Holder and Tenant. Prior
97 to disbursing the Security Deposit pursuant to a reasonable interpretation of this Agreement, Broker/Holder
98 shall give all parties seven (7) days notice stating to whom and in what amounts the disbursement will be
99 made. Any party may object in writing to the disbursement, provided the objection is received by the



100 Broker/Holder prior to the end of the seven (7) day notice period. All objections not raised in a timely
 101 manner shall be waived. In the event a timely objection is made, Broker/Holder shall consider the
 102 objection and shall do any or a combination of the following: (a) hold the Security Deposit for a reasonable
 103 period of time to give the parties an opportunity to resolve the dispute; (b) disburse the Security Deposit
 104 and so notify all parties; and/or (c) interplead the Security Deposit into a court of competent jurisdiction.
 105 Broker/Holder shall be reimbursed from and may deduct for any funds interpleaded its costs and expenses,
 106 including reasonable attorney's fees. The prevailing party in the interpleader action shall be entitled to
 107 collect from the other party the costs and expenses reimbursed to Broker/Holder. No party shall seek
 108 damages from Broker/Holder (nor shall Broker/Holder be liable for the same) for any matter arising out of
 109 or related to the performance of Broker's/Holder's duties under this Security Deposit paragraph.

110 **B. General Provisions Regarding Security Deposit.**

- 111 (1) In the event any Security Deposit check is not honored, for any reason, by the bank upon which it is drawn, the
 112 holder or Broker/Holder thereof shall promptly notify the other parties and Broker(s) to this Lease. Tenant shall
 113 have three (3) business days after notice to deliver good funds to the holder or Broker/Holder. In the event
 114 Tenant does not timely deliver good funds to the holder or Broker/Holder, the Landlord shall have the right to
 115 terminate this Agreement upon written notice to the Tenant.
- 116 (2) The entire Security Deposit, if held by Landlord, will be returned to Tenant within thirty (30) days after the
 117 Property is vacated if:
- 118 (a) The term of the Lease has expired or the Lease has been terminated in writing by the mutual consent of
 119 both parties;
 - 120 (b) All monies due under this Lease by Tenant have been paid;
 - 121 (c) The Property is not damaged and is left in its original condition, normal wear and tear excepted;
 - 122 (d) All keys have been returned; and
 - 123 (e) Tenant is not in default under any of the terms of this Lease.

124 **6. Repairs and Maintenance.** Tenant acknowledges that Tenant has inspected the Property and that it is fit for its stated
 125 use as described herein. Tenant agrees that no representations regarding the Property or the condition thereof and no
 126 promises to alter, decorate, improve, or repair have been made by Landlord, Broker, or their agents unless specified in
 127 this Lease.

128 The following shall be kept in good working order and repair, normal wear and tear excepted, by either the Landlord or
 129 Tenant as follows [*Check all that apply. The sections not marked shall not be part of this Agreement*]:

	<u>TENANT</u>	<u>LANDLORD</u>		<u>TENANT</u>	<u>LANDLORD</u>
131 Heating system	<input type="checkbox"/>	<input type="checkbox"/>	Elevators	<input type="checkbox"/>	<input type="checkbox"/>
132 Plumbing system	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>
133 Parking area	<input type="checkbox"/>	<input type="checkbox"/>	Electrical system/fixtures	<input type="checkbox"/>	<input type="checkbox"/>
134 Driveway	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walkways	<input type="checkbox"/>	<input type="checkbox"/>
135 Building exteriors	<input type="checkbox"/>	<input type="checkbox"/>	Interior hallways	<input type="checkbox"/>	<input type="checkbox"/>
136 Smoke detector	<input type="checkbox"/>	<input type="checkbox"/>	Lobby	<input type="checkbox"/>	<input type="checkbox"/>
137 Terrace/patio	<input type="checkbox"/>	<input type="checkbox"/>	Loading area	<input type="checkbox"/>	<input type="checkbox"/>
138 Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	Trash facilities	<input type="checkbox"/>	<input type="checkbox"/>
139 Stairs	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	<input type="checkbox"/>
140 Exterior windows	<input type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input type="checkbox"/>
141 Security alarm	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>

143 Any item not mentioned herein but existing on the Property (other than furniture, fixtures and equipment of Tenant) shall
 144 be maintained by Landlord Tenant [*Check one. The section not marked shall not be a part of this Agreement.*]

145 Upon receipt of written notice from Tenant, Landlord shall, within a reasonable time period thereafter, repair all defects
 146 in those facilities and systems that are the responsibility of Landlord to maintain in good working order and repair. If
 147 Tenant does not promptly perform its maintenance and repair obligations as set forth herein, Landlord may make such
 148 repairs and/or replacements and supply Tenant with an invoice for said repairs and/or replacements. Tenant shall
 149 promptly pay the costs of the same within ____ days of receipt of invoice. Tenant waives any further notice of amount



150 due for any repairs or replacements under this Lease. Landlord shall not be liable to Tenant for any damage caused by
 151 any of the above referenced systems or facilities or by water coming through or around the roof or any door, flashing,
 152 skylight, vent, window, or the like in or about the Property, except if such damage is due to the gross negligence or
 153 willful misconduct of Landlord. Tenant shall be responsible for the reasonable costs of repairs made necessary by the
 154 negligence or willful misconduct of Tenant (including Tenant's employees, agents, invitees, guests, or licensees).

155 **7. Services.** Landlord shall provide, at Landlord's expense, the following services [*Check all that apply. The sections not*
 156 *marked by Landlord shall not be part of this Agreement*]:

- 157 General cleaning and janitorial service of the interior of the Property _____ times a week.
- 158 Concierge service as follows: _____
- 159 Parking attendant as follows: _____
- 160 Property monitor as follows: _____
- 161 Trash collection service _____ times per week.
- 162 Soap, paper towels, and toilet tissue for rest rooms _____ times per week.
- 163 Replacement of all light bulbs and repair and maintenance of all light fixtures located in the interior of the
 164 Property _____
- 165 Other _____

166 Landlord shall not be liable for the nonperformance or inadequate performance of such services by third parties. Tenant
 167 shall be responsible for the costs and provision of any services that Landlord has not expressly agreed to pay for in this
 168 Lease. Tenant agrees to provide services not provided by Landlord that are necessary to keep the Property in good order,
 169 condition, and repair, normal wear and tear excepted. If Tenant does not provide such services, Landlord may then
 170 provide such services and supply Tenant with an invoice for said repairs and/or replacements. Tenant shall promptly pay
 171 Landlord the costs for such services within _____ days of receipt of invoice. Tenant waives any further notice of amount
 172 due for any repairs or replacements under this Lease.

173 **8. Utilities.** The services and/or utilities set forth below serving the Property shall be paid by either the Landlord or Tenant
 174 as follows [*Check all that apply. The sections not marked shall not be part of this Agreement*]:

175	<u>UTILITY</u>	<u>TENANT</u>	<u>LANDLORD</u>	<u>UTILITY</u>	<u>TENANT</u>	<u>LANDLORD</u>
176	Water	<input type="checkbox"/>	<input type="checkbox"/>	Sewer	<input type="checkbox"/>	<input type="checkbox"/>
177	Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>
178	Garbage	<input type="checkbox"/>	<input type="checkbox"/>	Cable Television	<input type="checkbox"/>	<input type="checkbox"/>
179	Telephone	<input type="checkbox"/>	<input type="checkbox"/>	Internet Service	<input type="checkbox"/>	<input type="checkbox"/>
180	Other _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

181 Tenant shall be responsible for the costs of any utilities that Landlord has not expressly agreed to pay for in this Lease.
 182 Tenant must provide proof of payment of final bills for all utilities or services termination (cutoff) slips. Landlord may,
 183 at Landlord's option, pay utilities and be reimbursed by Tenant on the first of the following month. Landlord shall not
 184 be liable for any interruptions or delays in the provision of utility services unless such interruptions or delays shall be
 185 caused by Landlord's gross negligence or willful misconduct.

186 **9. Termination / Holding Over.** Either party may terminate this Lease at the end of the Term by giving the other party
 187 _____ days written notice prior to the end of the Term. If neither party gives notice of termination, a Holding Over
 188 period shall result. Any Holding Over by the Tenant of the Property after the expiration of this Lease shall operate and
 189 be construed as a tenancy from month to month only with Base Rent in an amount equal to _____% of the Base Rent
 190 payable in Paragraph 3 herein. All other terms of the Lease will remain in force, subject to the terms of this paragraph.

191 **10. Sublet and Assignment.** Tenant may not sublet the Property in whole or in part or assign this Lease without the prior
 192 written consent of Landlord. This Lease shall create the relationship of Landlord and Tenant between the parties hereto;
 193 no estate shall pass out of Landlord and this Lease shall create a usufruct only. In the event Landlord shall assign this
 194 Lease, the assignee thereof shall be responsible to timely pay Brokers all commissions and other sums owed to them
 195 hereunder.

196 **11. Right of Access, Signage.** Landlord and Landlord's agents shall have the right to access the Property for inspection,
 197 repairs and maintenance during reasonable hours. In the case of emergency, Landlord may enter the Property at any time
 198 to protect life and prevent damage to the Property. Landlord and/or Landlord's agents may place a "for rent" or "for
 199 sale" sign on the interior and exterior of the Property, and may show Property to prospective tenants or purchasers during



200 reasonable hours. Tenant agrees to cooperate with Landlord, Landlord's agent and Brokers who may show the Property
201 to prospective tenants and/or purchasers. Tenant shall secure valuables and agrees to hold Landlord and/or Landlord's
202 agent and Brokers harmless for any loss thereof. For each occasion where the access rights described above are denied,
203 Tenant shall pay Landlord the sum of \$ _____ as liquidated damages; it being acknowledged that
204 Landlord shall be damaged by the denial of access, that Landlord's actual damages are hard to estimate, and that the
205 above amount represents a reasonable pre-estimate of Landlord's damages rather than a penalty.

206 Without Landlord's prior written permission, Tenant shall not place any sign, advertising matter, or any other things of
207 any kind on any part of the outside walls or roof of the Property or on any part of the interior of the Property that is
208 visible from the exterior of the Property. Tenant shall maintain all such permitted signs, advertising matter, or any other
209 thing of any kind in good condition and repair. Tenant agrees to remove at its cost all such permitted signs, advertising
210 matter, or any other things of any kind at the end of this Lease. Landlord shall have the right to remove prohibited signs,
211 advertising matter or any other things of any kind at the expense of the Tenant.

212 **12. Use.** The Property shall only be used for the purposes set out as follows:

213 _____
214 _____
215 The Property shall be used so as to comply with all federal, state, county, and municipal laws and ordinances and any
216 applicable rules and regulations. Tenant shall not use or permit the Property to be used for any disorderly or unlawful
217 purpose; nor shall Tenant engage in any activity on the Property which would endanger the health and safety of others or
218 which otherwise creates a nuisance.

219 **13. Property Loss.** Storage of personal property by Tenant shall be at Tenant's risk and Landlord shall not be responsible
220 for any loss or damage. Tenant shall be responsible to insure Tenant's personal property against loss or damage.
221 Landlord shall not be responsible for any damage to Tenant's property, unless such damage is caused by Landlord's
222 gross negligence or willful misconduct.

223 **14. Default.**

224 **A. Failure to pay Rent or Failure to Reimburse Landlord for damages or costs.** If Tenant fails to pay Rent or fails
225 to reimburse Landlord for any damages, repairs or costs when due, Tenant shall be deemed to be in default and
226 Landlord shall have the right to terminate this Lease by giving fifteen (15) day written notice to Tenant and to
227 accelerate all remaining payments that Tenant is required to pay under this Lease. These payments shall be due and
228 payable fifteen (15) days after Tenant receives the aforementioned notice. Landlord and Tenant acknowledge that
229 Landlord shall be damaged by Tenant's default, that Landlord's actual damages are hard to estimate, and that the
230 above amount represents a reasonable pre-estimate of Landlord's damages rather than a penalty. If Landlord
231 accelerates as provided in this subparagraph, it shall seek another tenant for the Property and credit any amounts
232 received to the Tenant, less the following:

- 233 (1) reimbursement for all expenses incurred as a result of Tenant's failure to perform its obligations under the
234 Lease;
235 (2) the costs of securing another tenant, including, but not limited to, advertising and brokerage commissions; and
236 (3) the costs of altering, dividing, painting, repairing, and replacing the Property to accommodate a new tenant.

237 Landlord's rights expressed herein are cumulative of any and all other rights expressed in this Lease. Tenant shall
238 remain liable for Rent from and after any action by Landlord under a proceeding against Tenant for Holding Over or
239 detainer warrant, whether or not Tenant retains the right to possession of the Property.

240 **B. Cure Period.** If Tenant defaults under any term, rule, condition or provision of this Lease, excluding failure to pay
241 Rent or failure to reimburse Landlord for any damages, repairs or costs when due, Landlord shall provide Tenant
242 with written notice of the breach. Tenant shall have ____ business days ("Cure Period") within which Tenant may
243 cure said breach. In the event that Tenant has not cured the breach within the Cure Period, Landlord may, at his
244 option, terminate this Lease by delivering written notice thereof to Tenant and pursue any remedies available herein
245 or available to Landlord at law. In the event that Tenant cures the breach during the aforementioned Cure Period, a
246 second violation of this Agreement within ____ months shall be grounds for the Landlord to terminate this Lease by
247 providing written notice without an additional Cure Period.

248 **C.** All rights and remedies available to Landlord by law or in this Lease shall be cumulative and concurrent.

249 **D.** In the event that either Tenant or Landlord hereto shall file suit for breach or enforcement of this Agreement, the
250 prevailing party shall be entitled to recover all costs of such enforcement, including reasonable attorney's fees in
251 addition to any other remedies available herein or permitted by law.



- 252 **15. Rules and Regulations.**
253 **A.** Tenant is prohibited from adding, changing or in any way altering locks installed on the doors of Property without
254 prior written permission of Landlord. If all keys to the Property are not returned when Tenant vacates the Property,
255 Landlord may charge a re-key charge in the amount of \$ _____.
- 256 **B.** Non-operative vehicles are not permitted on the Property. Any such non-operative vehicle may be removed by
257 Landlord at the expense of Tenant, for storage or for public or private sale as permitted by applicable law, and
258 Tenant shall have no right or recourse against Landlord thereafter.
- 259 **C.** No goods or materials of any kind or description which are combustible or would increase fire risk shall be kept in
260 or placed on the Property (except for goods and materials typically found in a general office use provided that the
261 same are limited in quantity to that normally found in such use).
- 262 **D.** No nails, screws or adhesive hangers except standard picture hooks, shade brackets and curtain rod brackets may be
263 placed in walls, woodwork or any part of the Property.
- 264 **E.** Tenant shall not place any objects or personal property on the Property in a manner that is inconsistent with the load
265 limits of the Property. Tenant shall consult Landlord before placing any heavy furniture, file cabinets, or other
266 equipment in the Property.
- 267 **F.** If Landlord provides electricity and/or natural gas hereunder, Landlord shall provide heating and air conditioning to
268 the Property between _____ a.m. and _____ p.m., Monday through Friday (*excluding Holidays*); between
269 _____ a.m. and _____ p.m., Saturday; and between _____ a.m. and _____ p.m. Sunday as
270 applicable. Tenant shall notify Landlord by 4:00 p.m. of the preceding business day of any requests for overtime
271 heating and air conditioning. Landlord may charge Tenant its reasonable costs of providing such overtime heating
272 and air conditioning.
- 273 **G.** Tenant shall not, without Landlord's prior consent, use any equipment which uses electric current in excess of 110
274 volts, which will increase the amount of electricity ordinarily furnished for use of the Property as herein designated,
275 or which require clean circuits or other distribution circuits.
- 276 **H.** Landlord may establish additional reasonable Rules and Regulations concerning the maintenance, use, and operation
277 of the Property. A copy of any current additional Rules and Regulations are attached in Exhibit ____ and are a part
278 of this Lease. Amendments and additions to the Rules and Regulations shall be effective upon delivery of a copy
279 thereof to Tenant.
- 280 **16. Abandonment or Vacating the Property.**
281 **A. Abandonment.** If Tenant removes or attempts to remove personal property from the Property other than in the
282 usual course of continuing occupancy, without having first paid Landlord all monies due, the Property may be
283 considered abandoned. In the event of abandonment, Landlord shall have the right to terminate the Lease.
- 284 **B. Vacating Premises.** If Tenant removes personal property from the Property and/or ceases to do business at the
285 Property before the termination of this Lease and any extensions thereof, Tenant shall be in default of this Lease.
286 Landlord shall then have the right to exercise any of his remedies as contained herein or as available at law.
- 287 **17. Estoppel Certificate.** Tenant shall, from time to time, upon Landlord's request execute, acknowledge, and deliver to
288 Landlord, within ten (10) days of such request, a certificate certifying: (a) that this Lease is unmodified and in full force
289 and effect (or if there has been modification thereof, that the same is in full force and effect as modified and stating the
290 nature thereof); (b) that to the best of its knowledge there are no uncured defects on the part of the Landlord (or if any
291 such defaults exist, a specific description thereof); (c) the date to which any Rents or other charges have been paid in
292 advance; and (d) any other reasonable matters requested by Landlord. Landlord and any prospective purchaser or
293 transferee of Landlord's interest hereunder or any then existing or prospective mortgagee or grantee of any deed to
294 secure debt may rely on such certificates.
- 295 **18. Alteration and Improvements.** Tenant shall not make or allow to be made any alterations, physical additions, or
296 improvements in or to the Property without first obtaining Landlord's prior written consent. Landlord may grant or
297 withhold such consent within its reasonable discretion and may impose reasonable discretion upon its consent. All costs
298 of any such alteration, addition, or improvement shall be borne by Tenant, unless otherwise agreed in writing. The
299 provisions of the Work Letter, attached hereto as Exhibit ____ and a part of this Lease, shall govern any alterations or
300 improvements to be performed prior to the Commencement Date of this Lease. Upon the Expiration Date of this Lease
301 and any renewal terms or Hold Over periods, Tenant agrees to return the Property, at Landlord's sole discretion, in its
302 original condition, normal wear and tear excepted.
- 303 **19. Destruction of Property.**
304 **A.** If earthquake, fire, storm, or other casualty shall totally destroy (or so substantially damage as to be untenable)
305 the Property, Rent shall abate from the date of such destruction. Landlord, at his sole discretion, shall have the right



306 to determine whether restoration of the Property will be undertaken. Landlord shall have sixty (60) days OR
307 _____ days from date of destruction to provide notice to Tenant as to whether restoration shall be undertaken.

308 If restoration shall not be undertaken, Landlord shall give Tenant thirty (30) days OR _____ days written
309 notice of Termination whereupon Rent and all other obligations herein shall be adjusted between the parties as of the
310 date of such destruction. If restoration shall be commenced, the restoration of the Property to a tenable condition
311 shall be completed within one hundred eighty (180) days from the date of destruction.

312 In the event the Landlord elects to complete such restoration, but fails to do so within one hundred eighty (180) days
313 following such destruction, this Lease shall be terminated unless otherwise agreed to by the parties in writing.

314 In the event that Landlord determines that restoration cannot be completed as above, Landlord may, at his sole
315 discretion, elect to relocate Tenant to comparable space belonging to Landlord at Landlord's expense. If Tenant
316 objects to such relocation, Tenant may terminate this Lease with written notice to Landlord within ten (10) days
317 after receipt of such notice from Landlord whereupon Rent and all other obligations hereunder shall be adjusted
318 between the parties as of the date of such destruction. If such notice is not given, then this Lease shall remain in
319 force.

320 **B.** If the Property is damaged but not rendered wholly untenantable and/or unusable for its intended purpose by
321 earthquake, fire, flood, storm, or other casualty, Rent shall abate in such proportion as the Property has been
322 damaged as determined by casualty insurance carrier (or in the absence of casualty insurance carrier, by Landlord),
323 and Landlord shall restore the Property as reasonably quickly as practicable whereupon all Rent shall commence.

324 **C.** Rent shall not abate nor shall Tenant be entitled to terminate this Lease if the damage or destruction of the Property
325 whether total or partial, is the result of the negligence of Tenant, its contractors, employees, agents, invitees, guests,
326 or licensees.

327 **20. Insurance.** Tenant agrees that during the Term of the Lease and any extensions of Hold Over periods thereof, Tenant
328 will carry and maintain, at its sole cost, the following types of insurance, in the amounts specified and in the form
329 hereinafter provided. All insurance policies procured and maintained herein (other than workers' compensation
330 insurance) shall name Landlord, Landlord's property manager(s), Landlord's Broker(s) and Landlord's lender as
331 additional insured, shall be carried with insurance companies licensed to do business in the State of Tennessee and
332 having a current financial strength rating in Best's Rating of not less than B+. Such insurance policies or, at Landlord's
333 election, duly executed certificates of such policies, accompanied by proof of the payment of the premium for such
334 insurance, shall be delivered to Landlord before the earlier of (a) the initial entry by contractor/subcontractor upon the
335 Property for the installation of its equipment or improvements, or (b) the Commencement Date of the Lease. Certificates
336 of renewal of such insurance or copies of any replacement insurance policies, accompanied by proof of payment of the
337 premiums for such insurance, shall be delivered to Landlord at least ten (10) days before the expiration of each
338 respective policy term. Tenant shall include a provision in any and all insurance policies wherein the insurance provider
339 agrees to provide notice to all entities designated as additional insureds in the event of nonpayment of premiums or
340 cancellation of policy.

341 Tenant shall comply with all rules and regulations applicable to the Property issued by the Tennessee Board of Fire
342 Prevention or by any body hereinafter constituted exercising similar functions. Tenant shall not intentionally do
343 anything, or permit anything to be done, on or about the Property that might adversely affect, contravene, or impair any
344 policies of insurance that are in force for the Property or any part thereof. Tenant shall pay all costs, damages, expenses,
345 claims, fines or penalties incurred by Landlord or Tenant because of Tenant's failure to comply with this Paragraph.
346 Tenant indemnifies Landlord from all liability with reference thereto. *[Check all that apply. The sections not marked*
347 *shall not be part of this Agreement]:*

348 **A. General Commercial Liability Insurance (or reasonable equivalent thereto).** Such insurance shall cover
349 Property and Tenant's use thereof against claims for personal injury, bodily injury or death, property damage
350 and products liability occurring upon, in, or about the Property. The limits of such policy shall be in such
351 amounts as Landlord may from time to time reasonably require, but in any event not less than
352 _____ Dollars (\$ _____) for
353 each occurrence. Such insurance shall be endorsed to cover independent contractors and contractual liability.
354 Such insurance shall extend to any liability of Tenant arising out of the indemnities provided for in this Lease.

355 **B. Fire and Extended Coverage Insurance (or reasonable equivalent thereto).** Such insurance shall cover
356 Tenant's interest in its improvements to the Property, and all furniture, equipment, supplies, inventory, and
357 other property owned, leased, held or possessed by it and contained therein. Such insurance coverage shall be in
358 an amount equal to not less than _____ percent (____%) of full replacement cost as
359 updated from time to time during the Term of the Lease or any extensions thereof or Hold Over periods. Tenant



360 shall promptly provide Landlord written notice in the event of any damages to persons or property occurring on
361 the Property from fire, accident, or any other casualty.

362 **C. Worker's Compensation Insurance (or reasonable equivalent thereto).** Such insurance shall include
363 coverage as required by applicable law.

364 **D. Contractors Insurance (or reasonable equivalent thereto).** If Tenant engages any contractor or
365 subcontractor to construct improvements or perform any other work on the Property, Tenant shall require that
366 such contractor or subcontractor have in force commercial general liability insurance, including personal injury
367 coverage, contractual liability coverage, completed operations coverage, property damage endorsement, and, for
368 any work which is subcontracted, contractors' protective liability coverage, insuring against any and all liability
369 for injury to or death of a person or persons and for damage to property occasioned by or arising out of such
370 work. The limits of such policy for both damage to property and bodily injury to be in such amounts as
371 Landlord may from time to time reasonably require, but in any event not less than
372 _____ Dollars (\$ _____) for each
373 occurrence. Any such contractor or subcontractor shall also be required to maintain workers' compensation
374 insurance as required by applicable law.

375 **E. Plate Glass Insurance (or reasonable equivalent thereto).** Such insurance shall cover all plate glass and any
376 glass signage located on the Property.

377 **21. Taxes.** Tenant shall pay any and all taxes (including assessments and license fees) assessed or imposed upon Tenant's
378 fixtures, furniture, appliances, and personal property located in the Property. *[Check all that apply. The sections not*
379 *marked shall not be part of this Agreement]:*

380 **A. Landlord Pays All Property Taxes.** Landlord shall pay all Property Taxes levied against the Property. Tenant
381 shall not pay any Property Taxes levied against the Property.

382 **B. Tenant Shall Pay Property Taxes.**

383 **C. Tenant Pays Increases in Property Taxes.** In addition to other rent payments specified in this Lease, Tenant
384 shall pay as Additional Rent the amount by which all Property Taxes on the Property for each tax year exceed
385 taxes on the Property for the tax year _____. On or before the first (1st) day of the Term of this Lease,
386 Landlord will provide Tenant written notice of Landlord's estimate of the Additional Rent payable under this
387 subparagraph. During December of each calendar year or as soon as practicable, Landlord will give Tenant
388 written notice of its estimate of payments to be made for the ensuing calendar year. On the first (1st) day of
389 each month during the Term of the Lease, Tenant will pay one-twelfth (1/12) of the estimated amount in the
390 manner provided in the Rent Paragraph. If notice is not given in December, Tenant will continue to pay on the
391 basis of the prior year's estimate until the month after the notice given. Within ninety (90) days after the close
392 of each calendar year or as soon as practicable thereafter, Landlord will deliver to Tenant (1) a statement of
393 Property Taxes for the calendar year certified by certified public accountants designated by Landlord and (2) a
394 statement of the payments made or to be made for the calendar year that has been prepared on the basis of the
395 certified statement. If on the basis of those statements, Tenant owes an amount that is less than the estimated
396 payments for the calendar year previously made by the Tenant, Landlord will pay Tenant the amount of the
397 overpayment within thirty (30) days after delivery of those statements. If on the basis of those statements
398 Tenant owes an amount that is more than the estimated payments for such calendar year previously made by
399 Tenant, Tenant will pay the deficiency to Landlord within thirty (30) days after delivery of those statements. If
400 the Lease commences on a day other than the first (1st) day of the calendar year or ends on a day other than the
401 last day of a calendar year, the amounts payable under this subparagraph shall be prorated.

402 **22. Condemnation.** If all or any part of the Property is taken or appropriated by any public or quasi-public authority under
403 the power of eminent domain, and if the remaining portion of the Property is thereby rendered untenable or unusable
404 for the purposes herein stated, this Lease shall terminate when the condemning authority takes possession, and any Rent
405 paid for any period beyond possession by the condemning authority shall be repaid to Tenant. Landlord shall receive the
406 entire condemnation award without deduction therefrom for any interest of Tenant in the Property, but Tenant shall have
407 the right to make a separate claim with the condemning authority for, and to receive therefrom, (a) any moving expenses
408 incurred by Tenant as a result of such condemnation; (b) any costs incurred or paid by Tenant in connection with any
409 alteration or improvement made by Tenant to the Property; (c) the value of Tenant's personal property taken; (d)
410 Tenant's loss of business income; and (e) any other separate claim which Tenant may be permitted to make under
411 applicable law, provided that such other separate claims shall not reduce or adversely affect the amount of Landlord's
412 award.



413 **23. Disclaimer.** Tenant and Landlord acknowledge that they have not relied upon any advice, representations or statements
414 of Brokers (including their firms and affiliated licensees) and waive and shall not assert any claims against Brokers
415 (including their firms and affiliated licensees) involving same. Tenant and Landlord agree that Brokers, their firms and
416 affiliated licensees shall not be responsible for any matter which could have been revealed through a survey, title search
417 or inspection of the Property; for the condition of the Property, any portion thereof, or any item therein; for the necessity
418 or cost of any repairs to the Property; for hazardous or toxic materials; for the tax or legal consequences of this
419 transaction; for the appraised or future value of the Property; and any condition(s) existing off the Property which may
420 affect the Property; for the terms, conditions and availability of financing; and for the uses and zoning of the Property
421 whether permitted or proposed. Tenant and Landlord acknowledge that Brokers, their firms, and affiliated licensees are
422 not experts with respect to the above matters and that, if any of these matters or any other matters are of concern to them,
423 they shall seek independent expert advice relative thereto. Tenant further acknowledges that in every neighborhood
424 there are conditions which different tenants may find objectionable. Tenant shall therefore be responsible to become
425 fully acquainted with neighborhood and other off-site conditions which could affect the Property.

426 **24. Agency and Brokerage.**

427 **A. Agency.**

- 428 (1) In this Agreement, the term “Broker” shall mean a licensed Tennessee real estate broker or brokerage firm and,
429 where the context would indicate, the broker’s affiliated licensees. No Broker in this transaction shall owe any
430 duty to Tenant or Landlord greater than what is set forth in their broker engagements, the Tennessee Real Estate
431 Broker License Act of 1973, as amended, and the Tennessee Real Estate Commission Rules;
- 432 (2) Landlord and Tenant acknowledge that if they are not represented by a Broker they are each solely responsible
433 for their own interests, and that Broker’s role is limited to performing ministerial acts for that unrepresented
434 party;
- 435 (3) The Broker, if any, working with the Landlord is identified on the signature page as the “Listing Broker”; and
436 said Broker is , **OR**, is not representing the Landlord;
- 437 (4) The Broker, if any, working with the Tenant is identified on the signature page as the “Leasing Broker”, and
438 said Broker is , **OR**, is not , representing the Tenant; and
- 439 (5) If Tenant and Landlord are both being represented by the same Broker, a relationship of either designated
440 agency , **OR**, facilitator , **OR**, dual agency shall exist.

441 (a) **Designated Agency Assignment.** *[Applicable only if designated agency had been selected above]*
442 The Broker has assigned affiliate licensee _____ to work
443 exclusively with Tenant as Tenant’s Designated Agent and affiliate licensee
444 _____ to work exclusively with Landlord as Landlord’s Designated
445 Agent. Each Designated Agent shall exclusively represent the party to whom each has been assigned as a
446 client and shall not represent in this transaction the client assigned to the other Designated Agent.

447 (b) **Facilitator.** *[Applicable only if facilitator has been selected above]* The licensee is not working as an
448 agent for either party in this consumer’s prospective transaction. A Facilitator may advise either or both of
449 the parties to a transaction but cannot be considered a representative or advocate of either party.
450 “Transaction Broker” may be used synonymously with, or in lieu of, “Facilitator” as used in any
451 disclosures, forms or agreements [By law, any licensee or company who has not entered into a written
452 agency agreement with either party in the transaction is considered a Facilitator or Transaction Broker until
453 such time as an agency agreement is established.].

454 (c) **Dual Agency Disclosure.** *[Applicable only if dual agency has been selected above.]* Landlord and Tenant
455 are aware that Broker is acting as a dual agent in this transaction and consent to the same. Landlord and
456 Tenant have been advised that:

- 457 1. In serving as a dual agent the Broker is representing two clients whose interests are, or at times could
458 be, different or even adverse;
- 459 2. The Broker will disclose all adverse, material facts relevant to the transaction, and actually known to
460 the dual agent, to all parties in the transaction except for information made confidential by request or
461 instructions from another client which is not otherwise required to be disclosed by law;
- 462 3. The Landlord and Tenant do not have to consent to dual agency; and
- 463 4. The consent of the Landlord and Tenant to dual agency has been given voluntarily and the parties have
464 read and understand their brokerage engagement agreements.
- 465 5. Notwithstanding any provision to the contrary contained herein, Landlord and Tenant each hereby
466 direct Broker, if acting as a dual agent, to keep confidential and not reveal to the other party any



467 information which could materially and adversely affect their negotiating position, unless required to
468 disclose by law.

469 (d) **Material Relationship Disclosure.** [Required with dual Agency.] The Broker and/or affiliated licensees
470 have no material relationship with either client except as follows: _____.
471 A material relationship means one of a personal, familial or business nature between the Broker and
472 affiliate licensees and a client which would impair their ability to exercise fair judgment relative to another
473 client.

474 Landlord's Initials _____ Tenant's Initials _____

475 **B. Brokerage.** Brokers listed below have performed a valuable service in this transaction and are made third party
476 beneficiaries hereunder only for the purposes of enforcing their commission rights. Payment of commission to a
477 Broker shall not create an agency relationship between Leasing Broker and either Landlord or Landlord's Broker.
478 Landlord agrees to pay the Broker listed below and representing Landlord to lease the Property ("Listing Broker") a
479 commission of: [Check all that apply. The sections not marked shall not be part of this Agreement]:

- 480 Negotiated by separate written agreement.
- 481 \$ _____ or _____% of the total Base Rent to be paid under the Lease, which shall be due and
482 payable upon occupancy.
- 483 \$ _____ or _____% of Base Rents, which shall be due and payable upon a Tenant's monthly
484 payment of Rent in the manner provided in the Rent Paragraph above. Said Commission shall be paid for the
485 entire Term of the Lease or any extensions thereof or any Hold Over Period, regardless of any breach of this
486 Lease by any party.
- 487 \$ _____ OR _____% of Base Rent Payable as follows:
488 _____% of Commission upon lease execution,
489 _____% upon Rent commencement or _____% upon occupancy,
- 490 plus _____% of Base Rent on any renewals and/or extensions thereof payable on the 1st day of renewal or
491 extension period
- 492 Other
493 _____
494 _____
495 _____

496 In the event the Lease is made in cooperation with another Broker listed below as the Leasing Broker, the Listing
497 Broker shall receive _____% of the total real estate commission paid hereunder and the Leasing Broker shall receive
498 _____% of the total real estate commission paid hereunder. In the event Tenant and/or Landlord fail or refuse to
499 perform any of their obligations herein, the non-performing party shall immediately pay the Listing Broker and the
500 Leasing Broker their full commissions. The Listing real estate firm and Leasing real estate firm may jointly or
501 independently pursue the non-performing party for that portion of the commission which they would have otherwise
502 received under the Lease.

503 **25. Other Provisions.**

- 504 **A. Time of Essence.** Time is of the essence in this Lease.
- 505 **B. No Waiver.** Any failure of Landlord to insist upon the strict and prompt performance of any covenants or
506 conditions of this Lease or any of the Rules and Regulations set forth herein shall not operate as a waiver of any
507 such violation or of Landlord's right to insist on a prompt compliance in the future of such covenant, condition, or
508 Rule and Regulation and shall not prevent a subsequent action by Landlord for any such violation. No provision,
509 covenant, condition, or Rule and Regulation of this Lease may be waived by Landlord unless such waiver is in
510 writing and signed by Landlord.

511 **C. Definitions.**

- 512 a. "Landlord" as used in this Lease shall include its representatives, heirs, agents, assigns, and successors in
513 title to Property.
- 514 b. "Broker" shall mean a licensed Tennessee real estate broker or brokerage firm and, where the context
515 would indicate, the Broker's affiliated licensees.



- 516 c. "Landlord" and "Tenant" shall include singular and plural, and corporations, partnerships, companies or
- 517 individuals, as may fit the particular circumstances.
- 518 d. "Property Taxes" means any form of real or personal property taxes, assessments, special assessments,
- 519 fees, charges, levies, penalties, service payments in lieu of taxes, excises, assessments, and charges for
- 520 transit, housing, or any other purposes, impositions or taxes of every kind and nature whatsoever, assessed
- 521 or levied by any authority having the power to tax against the Property or any legal or equitable interest of
- 522 Landlord in the Property, whether imposed now or in the future, excepting only taxes measured by the net
- 523 income of Landlord from all sources.
- 524 e. Business days shall mean Monday through Friday, excluding Holidays.
- 525 f. Bank days shall mean Monday through Saturday at noon, excluding Holidays.

526 **D. Entire Agreement.** This Lease and any attached addenda constitute the entire agreement between the parties and
 527 no oral statement or amendment not reduced to writing and signed by both parties shall be binding. Notwithstanding
 528 the above, the Landlord may provide amendments and/or additions to the Rules and Regulations which shall be
 529 effective upon delivery of a copy thereof to Tenant and do not require the signature of the Tenant.

530 **E. Attorney's Fees and Costs of Collection.** Whenever any sums due hereunder are collected by law, or by attorney
 531 at law to prosecute such an action, then both parties agree that the prevailing party will be entitled to reasonable
 532 attorney's fees, plus all costs of collection.

533 **F. Indemnification.** Tenant releases Landlord, Broker, Broker's firm and Broker's affiliated licensees from liability
 534 for and agrees to indemnify Landlord, Broker, Broker's firm and Broker's affiliated licensees against all losses
 535 incurred by Landlord, Broker, Broker's firm and/or Broker's licensees as a result of: (a) Tenant's failure to fulfill
 536 any condition of this Lease; (b) any damage or injury happening in or about the Property to Tenant or Tenant's
 537 invitees, employees or licensees or such persons' property, except where such damage or injury is due to gross
 538 negligence or willful misconduct of Landlord, Broker, Broker's firm or Broker's affiliated licensees; (c) Tenant's
 539 failure to comply with any requirements imposed by any governmental authority; and (d) any judgment lien or other
 540 encumbrance filed against the Property as a result of Tenant's actions.

541 **G. No Partnership.** Tenant by execution of this Lease is not a partner of Landlord in the conduct of its business or
 542 otherwise, or joint venturer, or a member of any joint enterprise with Landlord.

543 **H. No Recordation.** Tenant shall not record this Lease nor any short form memorandum thereof without Landlord's
 544 prior written consent.

545 **I. Notices.** Except as otherwise provided herein, all notices and demands required or permitted hereunder shall be in
 546 writing and delivered (1) in person, (2) by prepaid overnight delivery service, (3) by facsimile transmission (FAX),
 547 (4) by the United States Postal Service, postage prepaid, registered or certified return receipt requested or (5) Email.
 548 Notice shall be deemed to have been given as of the date and time it is actually received. Receipt of notice by the
 549 Broker representing a party as a client or a customer shall be deemed to be notice to that party for all purposes
 550 herein.

551 Landlord's address: 552 _____ 553 _____ 554 _____, 555 Fax # _____ 556 Email _____ 557	Tenant's address: _____ _____ _____, Fax # _____ Email _____ 557
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558 **J. Governing Law and Venue.** This Agreement may be signed in multiple counterparts and shall be governed by and
 559 interpreted pursuant to the laws and in the courts of the state of Tennessee.

560 **K. Severability.** If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for
 561 any reason, each such portion or provision shall be severed from the remaining portions or provisions of this
 562 Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect.

563 **L. Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa;
 564 (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine
 565 shall mean the feminine and vice versa, and (4) the term day(s) used throughout this Agreement shall be deemed to
 566 be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be
 567 determined by the location of Property. **In the event a performance deadline** occurs on a Saturday, Sunday or



568 legal holiday, the performance deadline shall extend to the next following business day. Holidays as used herein are
569 those days deemed federal holidays pursuant to 5 U.S.C. § 6103.

570 **M. Equal Opportunity.** This Property is being leased without regard to race, color, sex, religion, handicap, familial
571 status, or national origin.

572 **26. Sale of the Property to Tenant.** Landlord shall pay Leasing Broker a commission in the amount of _____
573 percent (_____%) and Listing Broker a commission in the amount of _____ percent (_____%) of the
574 gross sales price at closing if Tenant acquires from Landlord title to Property or any part thereof of any property as an
575 addition, expansion, or substitution for the Property during the Term of this Lease, any renewals thereof, or within one
576 (1) year after the expiration of this Lease. Such commission shall be payable in lieu of any further commission which
577 otherwise Broker would have been due under this Lease.

578 **27. Exhibits.** All exhibits attached hereto, listed below or referenced herein are made a part of this Lease. If any such
579 exhibit conflicts with any preceding paragraph, said exhibit shall control.

580 _____
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588 **28. Special Stipulations.** The following Special Stipulations, if conflicting with any preceding paragraph, shall control:

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(Mark box if additional pages are attached.)



623 **LEGAL DOCUMENTS: This is an important legal document creating valuable rights and obligations. If you**
624 **have questions about it, you should review it with your attorney. Neither the Broker nor any Agent or Facilitator**
625 **is authorized or qualified to give you any advice about the advisability or legal effect of its provisions.**

626 **IN WITNESS WHEREOF**, the parties hereto have set their hand and seal.

627 The party(ies) below have signed and acknowledge receipt of a copy.

628	_____	_____
629	TENANT	TENANT
630	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
631	Date	Date
632	_____	_____
633	PRINT/TYPE NAME	PRINT/TYPE NAME
634	_____	_____
635	LANDLORD	LANDLORD
636	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
637	Date	Date
638	_____	_____
639	PRINT/TYPE NAME	PRINT/TYPE NAME
640	Emergency # for repairs _____	Emergency # for repairs _____

641 The party(ies) below have signed and acknowledge receipt of a copy.

642	_____	_____
643	BY: Broker or Licensee Authorized by Broker	Leasing Broker/Firm
644	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
645	Date	Date
646	_____	_____
647	PRINT/TYPE NAME:	PRINT/TYPE NAME

648 The party(ies) below have signed and acknowledge receipt of a copy.

649	_____	_____
650	BY: Broker or Licensee Authorized by Broker	Listing Broker/Firm
651	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
652	Date	Date
653	_____	_____
654	PRINT/TYPE NAME:	PRINT/TYPE NAME



