Commercial Lease Agreement

Sample template — Ed Long Investing LLC · 502 W 7th Street, Suite 100, Erie, PA 16502 · (814) 314-9849

1. Parties and Premises

This Lease Agreement (the "Lease") is entered into on ______________ between ______________________ ("Landlord"), managed by Ed Long Investing LLC as agent, and ______________________ ("Tenant"). Landlord leases to Tenant approximately __________ rentable square feet located at ____________________________________ (the "Premises"), together with non-exclusive use of common areas.

2. Term

The initial term commences on ______________ and expires on ______________. Tenant may extend for ______ additional period(s) of ______ years at then-prevailing market rent by delivering written notice not less than 180 days prior to expiration.

3. Base Rent and Escalations

Lease Year	Annual Rent / RSF	Monthly Base Rent	Escalation
Year 1	$______	$______	—
Year 2	$______	$______	___%
Year 3	$______	$______	___%
Year 4-5	$______	$______	___% annually

Base Rent is payable in advance on the first day of each calendar month, without demand or offset. Rent received after the tenth day of the month bears a late charge of ___% of the amount due.

4. Security Deposit

Upon execution, Tenant shall deposit $____________ (equal to ______ months of Base Rent) with Landlord as security for performance of Tenant's obligations. The deposit is held in a segregated account and is not commingled with operating funds. Landlord may apply the deposit to cure any default, unpaid rent, or damage beyond ordinary wear and tear. Any unapplied balance is returned within thirty (30) days after surrender of the Premises, accompanied by an itemized statement of deductions. A clean, irrevocable letter of credit in the same amount may be substituted with Landlord's written approval.

5. Operating Expenses and Taxes

This Lease is triple-net unless otherwise stated. Tenant pays its proportionate share (______%) of real estate taxes, insurance premiums, and common area maintenance, estimated monthly and reconciled annually within 120 days of each calendar year end.

6. Use and Compliance

The Premises shall be used solely for ____________________________ and for no other purpose. Tenant shall comply with all applicable laws, zoning requirements, and reasonable building rules, and shall obtain Landlord's prior written consent for signage and alterations.

7. Maintenance and Repairs

Landlord maintains the roof, foundation, exterior walls, and base building systems. Tenant maintains the interior of the Premises, including fixtures, finishes, and any supplemental equipment installed for Tenant's benefit, in good order and repair.

8. Insurance and Indemnity

Tenant shall maintain commercial general liability insurance of not less than $______________ per occurrence, property insurance on its improvements and personal property, and workers' compensation as required by law, naming Landlord and Ed Long Investing LLC as additional insureds. Each party waives subrogation to the extent covered by insurance.

9. Assignment and Subletting

Tenant shall not assign this Lease or sublet all or part of the Premises without Landlord's prior written consent, which shall not be unreasonably withheld. No assignment relieves Tenant of liability under this Lease.

10. Default and Remedies

An event of default occurs if Tenant fails to pay rent within five (5) days of written notice, or fails to cure any non-monetary default within thirty (30) days of notice. Upon default, Landlord may terminate the Lease, re-enter and relet the Premises, and recover damages, costs, and reasonable attorneys' fees.

11. Notices

Notices shall be delivered in writing to Landlord c/o Ed Long Investing LLC, 502 W 7th Street, Suite 100, Erie, PA 16502, with a copy by email to support@edlonginvestingllc.com, and to Tenant at the Premises.

12. Signatures

LANDLORD	**TENANT**
By: ____________________________	By: ____________________________
Name: _________________________	Name: _________________________
Title: __________________________	Title: __________________________
Date: __________________________	Date: __________________________
