

LEASE AGREEMENT (OFFICE)

Date: August 24, 2025

Parties: Acme, Inc. (Tenant) and Example Properties, LLC (Landlord)

Premises: Suite 500, 123 Example Ave, Example City, EX 00000

1. Term & Commencement

Lease term: 36 months from the Commencement Date, unless terminated earlier.

2. Base Rent & Escalation

Initial Rent: \$10,000/month, payable on the 1st of each month. Rent increases 5% annually.

3. Operating Expenses

Tenant pays proportionate share of operating expenses (CAM, utilities, property taxes) with exclusions.

4. Renewal & Auto-Renewal

Automatically renews for 12 months unless either party gives 90 days' notice before expiration.

5. Maintenance & Repairs

Landlord: structural, roof, and building systems. Tenant: interior, fixtures, and equipment.

6. Use & Compliance

Premises limited to general office purposes. Tenant must comply with laws/regulations.

7. Insurance & Indemnity

Tenant must carry \$1M per occurrence / \$2M aggregate liability insurance, naming Landlord as insured. Each party indemnifies the other for negligence or willful misconduct.

8. Assignment & Subletting

Tenant may not assign/sublet without Landlord's written consent, not unreasonably withheld.

9. Data & Privacy

If network services are provided, Landlord cannot access or sell tenant data except for services or legal requirements. Personal data requires a DPA.

10. Default & Remedies

Rent default: 5-day cure after notice, late fees may apply. Other breaches: 30-day cure before termination.

11. Force Majeure

Neither party liable for delays/failures beyond control, except monetary obligations.

12. Surrender & Holdover

Tenant must return premises in same condition (normal wear excepted). Holdover rent = 150% of last rent, month-to-month.

13. Jurisdiction & Venue

Governed by State of Example law; disputes heard exclusively in Example County courts.

14. Miscellaneous

Entire agreement. Amendments in writing. Notices sent to listed addresses.

Exhibit A – Key Terms Summary

Base Rent	\$10,000/month; +5% yearly escalation
Auto-Renewal	12-month terms; 90-day notice
Maintenance	Landlord: structure/roof/systems; Tenant: interior
Jurisdiction	State of Example
Data	DPA required if network services provided