

Commercial Tenancy Agreement

Parties to the Agreement

Landlord Gemini Furniture Tenant YourCompany
Address Lunetta Street1128 (Tampa) Address Vine St215 (Scranton)
Florida 33634 (United States) Pennsylvania 18503 (United States)
Address of Property Streets Avenue 90, Chicago – Illinois 60610 (United States)

Term for which the property is leased

From and including November 20 18
To and including November 20 20

In the event the tenant is more than one person, each tenant will be equally responsible for the rental payments.

Parking: No more than 60 vehicles may be parked on the property.

Rent: \$3,500.00 per month subject to increase at the end of this commercial tenancy agreement.

First Payment Date: Decembre 1, 2018.

Monthly Payment Date: Monthly rent payments are due on the 1st day of each month. Rent payments made after the 5th day of each month are subject to a 3% late fee each day following the 5th day of the month.

The landlord is entitled to recover late fees.

The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant:

The Tenant, at his own expense, shall furnish the following:

Deposit \$2,000 + first month's rent.

Rent is subject to increase upon renewal of lease.

The landlord is entitled to keep the tenant's deposit should the tenant move out before the lease has expired. The landlord shall give 30 days' notice should the renter be required to move before the lease has expired.

The property is leased to the tenant(s) for 1 year and a rent review will be scheduled 1 year from the date this agreement is signed to determine lease renewal.

The landlord is responsible for maintaining the structure of the building including, but not limited to, walls, yards, roads, parking lots, paths, gutters, drains, wires, cables, sewers and pipes, in a manner that is in keeping with local building codes and government safety regulations.

The tenant is responsible for charges incurred should the tenant break the lease before the contract time has expired or, if at the end of the term of the lease, the property is not in the same condition or repair as it was when the lease began.

The tenant is not permitted by the terms of this contract to sublet the property to another party.

Signed this [1] day of [November], [~~Year~~] **2018**

Landlord

Tenant

Witness