

Sample Commercial Lease Agreement

****Warning**:** This document is a general template and should not be used directly without consulting a lawyer. The commercial lease agreement should be tailored to suit the specific circumstances of each lease.

1. Parties

This agreement is made on [contract date] between:

Lessor: [Lessor's name] ("Lessor")

Lessee: [Lessee's name] ("Lessee")

2. Leased Property

2.1 The Lessor agrees to lease and the Lessee agrees to rent the commercial space located at:

[Address of the leased property]

2.2 Leased Area: [Specify the size of the leased area] square meters

2.3 Purpose of Lease: [Specify the purpose of the lease, e.g., retail store, office, warehouse]

3. Lease Term

3.1 The lease term begins on [start date] and ends on [end date].

3.2 Renewal: [Specify renewal conditions, if any]

4. Rent and Expenses

4.1 Rent: The Lessee agrees to pay a monthly rent of [amount] Baht.

4.2 Rent Due Date: By the [date] of each month.

4.3 Security Deposit: The Lessee agrees to pay a security deposit of [amount] Baht.

4.4 Utilities: [Specify who is responsible for water, electricity, telephone, etc.]

4.5 Property Tax: [Specify who is responsible]

4.6 Rent Adjustment: [Specify rent adjustment conditions, if any]

5. Use of Leased Property

5.1 The Lessee agrees to use the leased property only for the specified purpose.

5.2 The Lessee shall not use the leased property for any illegal activities or in a manner that disturbs public order or morality.

5.3 The Lessee shall not modify or add to the leased property without written consent from the Lessor.

6. Repairs and Maintenance

6.1 The Lessor is responsible for repairing and maintaining the main structure of the leased property.

6.2 The Lessee is responsible for keeping the leased property in good condition and is liable for any damage caused by improper use.

6.3 The Lessee must immediately notify the Lessor of any damage requiring repair.

7. Insurance

7.1 The Lessor will provide building insurance.

7.2 The Lessee will provide insurance for the Lessee's property and third-party liability insurance.

8. Assignment and Subletting

The Lessee shall not assign the lease or sublet all or part of the leased property without written consent from the Lessor.

9. Property Inspection

The Lessor has the right to inspect the leased property with reasonable notice, at least [number of days] days in advance, except in case of emergency.

10. Termination and Cancellation

10.1 This agreement will terminate at the end of the lease term.

10.2 The Lessor may terminate the agreement immediately if the Lessee breaches any significant terms of the agreement, such as failing to pay rent for more than [number] consecutive months.

10.3 The Lessee may terminate the agreement before the end of the term by providing written notice at least [number of days] days in advance.

11. Property Handover

At the end of the lease term, the Lessee must return the leased property in good condition, considering normal wear and tear.

12. Signs and Advertising

The Lessee may install signs or advertising media on the leased property with the Lessor's approval and in compliance with relevant laws.

13. Dispute Resolution

Any disputes arising from or in connection with this agreement shall be settled through negotiation. If an agreement cannot be reached, the case shall be brought before the court of competent jurisdiction.

14. Governing Law

This agreement is governed by and interpreted in accordance with Thai law.

15. Amendments

Any amendments to this agreement shall be effective only if made in writing and signed by both parties.

Both parties have read and understood the contents of this agreement in detail and have signed it as evidence.

Signed: _____ (Lessor)

Date: _____

Signed: _____ (Lessee)

Date: _____