

**BUSINESS CENTER  
SHARED OFFICE PREMISES LEASE**

THIS LEASE made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**BETWEEN:**

[NAME OF LESSOR]  
[address]  
(the "Lessor")

- and -

[NAME(S) OF LESSEE(S)]  
[address]  
(the "Lessee")

IN CONSIDERATION of the representations made in the rental application tendered by the Lessee, and the rent reserved herein and the covenants herein contained, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the Premises as hereinafter described, during the Term and for the Monthly Rent set out herein, and subject to the terms and conditions hereinafter set forth.

**1. Premises**

Lessor operates the Business Center located at \_\_\_\_\_ [set out full street address, city, state/prov of the building] (the "Building"), which consists of \_\_\_\_ floors comprising approximately \_\_\_\_\_ square feet of office space which it leases, together with certain support facilities and services. Lessee agrees to lease the Premises located on the \_\_\_\_\_ floor of the Building and designated as office(s) No.(s) \_\_\_\_\_, together with \_\_\_\_\_ [list any furnishings, fixtures, etc being included with the office and any storage space which is part of the lease], and use of the Building's common areas and shared business services.

**2. Term**

The duration of this Lease shall be for a fixed term of \_\_\_\_ months, commencing at 12:00 noon on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and terminating at 12:00 noon on the \_\_\_\_ day of \_\_\_\_\_ (the "Term").

**3. Monthly Rent**

The monthly rent due under this Lease is the sum of [TOTAL RENTAL DUE IN WORDS] DOLLARS (\$###.##) per month ("Monthly Rent") to be made on or before the first day of each month during the Term. Monthly Rent for the initial month of the Term, pro-rated to the date of occupancy, is due upon signing of this Lease. Monthly Rent payments and all other payments which become due hereunder (which shall be deemed "Additional Rent") shall be made to the Lessor at the address shown on the face of this Lease, or such other address as Lessor may designate in writing.

**4. Security Deposit**

A security deposit of [AMOUNT OF DEPOSIT IN WORDS] DOLLARS (\$###.##) collected from Lessee (the receipt of which is hereby acknowledged) shall be held by Lessor as security against loss from damage, nonpayment of rent, or any other breach of this Lease by Lessee. The security deposit is not advance rent, nor shall it be considered a measure of Lessor's damages in the event of default by Lessee. Lessor shall deposit the security deposit into an [if applicable: interest bearing] account, and upon termination of this Lease return the security deposit [if applicable: together with accrued interest] to Lessee in accordance with applicable laws.

The security deposit is to be held as collateral security and applied against any rent or other charges that may remain due and owing at the expiration of this Lease, any extension thereof or any holding over period for which Lessor is entitled to apply security deposits.

**5. Possession at Commencement of Term**

Lessee shall not be entitled to possession of the Premises hereunder until the security deposit and first month's rent (or prorated portion thereof, if applicable) is paid in full and the Premises has been vacated by the previous lessee. Lessor is not liable for any delay in granting possession caused by factors beyond Lessor's reasonable control, however, rent will abate until Lessor delivers possession, and this Lease will continue in effect without any extension or other modification. If Lessor is unable to deliver possession for a period of sixty (60) days, Lessee shall be at liberty to cancel this Lease and receive a refund of prepaid rent and security deposit, provided that Lessee gives written notice to Lessor of its intent to cancel the Lease within ten (10) days following the end of such 60-day period. Any delay caused by Lessee will not delay Lessee's obligation to pay the Monthly Rent and to comply with all other provisions of this Lease.

(a)

Initials: \_\_\_\_\_