

## COMMERCIAL LEASE (BRITISH COLUMBIA)

This Lease is made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**BETWEEN:**

**[NAME OF LANDLORD]**  
**(hereinafter referred to as the "Landlord")**

**and**

**[NAME OF TENANT]**  
**(hereinafter referred to as the "Tenant")**

The Landlord and the Tenant hereby agree as follows:

1. The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the premises outlined in red on the floor plan attached as Schedule "A" located on the \_\_\_\_th floor of \_\_\_\_\_ *[insert name and address of building]* (the "Premises"). The parties agree that the Premises is comprised of a rentable area of approximately \_\_\_\_\_ square feet, excluding the exterior walls.
2. The term of this Lease commences on \_\_\_\_\_ *[insert start date]* and ends on \_\_\_\_\_ *[insert expiry date]*. If the Tenant continues in occupation of the Premises with the consent of the Landlord after expiry of the term of this Lease, the Tenant shall be deemed to be leasing the Premises on a month-to-month basis but otherwise on the same terms as set out in this Lease.
3. The Tenant may use the Premises for \_\_\_\_\_ *[insert description of the tenant's business]* and for no other purpose.
4.
  - (a) The Tenant shall pay the Landlord a "base rent" of \_\_\_\_\_ dollars (\$\_\_\_\_) per year in equal monthly instalments of \_\_\_\_\_ dollars (\$\_\_\_\_) in advance on or before the first (1<sup>st</sup>) day of each month commencing on \_\_\_\_\_ *[insert date]* with the base rent for any portion of a calendar month in which this Lease terminates being prorated;
  - (b) The following services and expenses will be provided by the Landlord, and \_\_\_\_% of the total cost of such services and expenses during the term of this Lease shall be paid by the Tenant to the Landlord as "additional rent":  
  
[list services and expenses which will be charged as additional rent]
  - (c) The Landlord shall invoice the Tenant monthly for additional rent incurred during the preceding calendar month. Each invoice is payable in full \_\_\_\_ days after delivery. The Tenant is deemed to have admitted the accuracy of the amount charged in any invoice for additional rent which the Tenant has not challenged in writing within the same \_\_\_\_ days.
  - (d) The Tenant shall also pay the Landlord as "additional rent," on demand, 100% of the total costs reasonably incurred by the Landlord including, but not limited to legal fees, of curing any default of the Tenant under this Lease, including but not limited to enforcing payment of rent and regaining lawful possession of the Premises.
5. The following services and expenses are the sole responsibility and expense of the Tenant:  
  
[list services and expenses which the tenant is responsible for]

6. The following services and expenses are the sole responsibility and expense of the Landlord:  
[list services and expenses which the landlord is responsible for]
7. The Landlord shall also be solely responsible for repairs or improvements to the structure and to the exterior of the building in which the Premises are located.
8. Any services and expenses relevant to the use by the Tenant of the Premises and not mentioned in this Lease are the responsibility and expense of the Tenant.

**THIS IS A 3-PAGE LEASE WITH 1-PAGE SCHEDULE.**