

NON-RESIDENTIAL LEASE FOR REAL ESTATE
PART ONE OF A TWO PART AGREEMENT

This form recommended and approved for, but not restricted to use by members of the Pennsylvania Association of REALTORS® when used with an approved addendum attached hereto.

LESSOR'S BUSINESS RELATIONSHIP WITH A PA LICENSED BROKER

BROKER (Company) PHONE
ADDRESS FAX
BROKER IS THE AGENT FOR THE LESSOR. Designated Agents(s) for Seller, if applicable:
OR
Broker is NOT the Agent for Lessor and is a/an: [ ] AGENT FOR LESSEE [ ] TRANSACTION LICENSEE

LESSEE'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER

BROKER (Company) PHONE
ADDRESS FAX
BROKER IS THE AGENT FOR THE LESSEE. Designated Agents(s) for Lessee, if applicable:
OR
Broker is NOT the Agent for Lessee and is a/an: [ ] AGENT FOR LESSOR [ ] SUBAGENT FOR LESSOR [ ] TRANSACTION LICENSEE

PRINCIPALS
(1-78)

This Agreement, dated
is between

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

hereinafter called Lessor, and

hereinafter called Lessee,

PROPERTY
(02-03)

1. (a) WITNESSETH: Lessor agrees to let unto the Lessee premises being known as

in the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_
in the Commonwealth of Pennsylvania, Zip Code \_\_\_\_\_ with improvements consisting of

upon the following terms and conditions to wit:

- (b) Total rental for entire term payable to Lessor \$
(c) Payments in advance [ ] Monthly [ ] in the amount of: \$
(d) Cash or check to be paid before possession by Lessee which is to be applied on account as follows:
Advance rent to Paid \$ Due \$
On account of final payment of rent Paid \$ Due \$
Security deposit (see par.1(f)) Paid \$ Due \$
Credit report Paid \$ Due \$
Totals - Paid to date Paid \$
Balance due before possession Due \$
(e) Adjusted payment of rent until regular due date, if any \$
(f) Security deposit \$
(g) Late charge if rent not paid within grace period \$
(h) Due date for each payment
(i) Term of this lease

PREPARED BY: Jess Rahn, staff

- (j) Commencement date of lease \_\_\_\_\_
  - (k) Expiration date of lease \_\_\_\_\_
  - (l) Required written notice to terminate this lease \_\_\_\_\_
  - (m) Renewal term if not terminated by either party \_\_\_\_\_
  - (n) Lessee will occupy premises ONLY as \_\_\_\_\_
  - (o) Maximum number of occupants under this lease \_\_\_\_\_
  - (p) Payments to be made promptly when due in lawful money of the United States of America to:  
 Lessor  Broker for Lessor
  - (q) Utilities & services to be supplied as follows:  
 Lessor will supply:  cold water,  hot water,  gas,  heat,  electric,  lawn care,  
 snow removal,  janitor service,  yearly oil burner cleaning,  cesspool cleaning,  \_\_\_\_\_  
 lawn & shrubbery care.  \_\_\_\_\_  
 Lessee will supply:  cold water,  hot water,  gas,  heat,  electric,  lawn care,  
 snow removal,  water in excess of yearly minimum charge,  yearly oil burner cleaning,  
 cesspool cleaning,  lawn & shrubbery care.  \_\_\_\_\_
  - (r) Notwithstanding anything herein to the contrary, Lessee will pay cost of any or all repairs of any kind whatsoever, occurring after commencement of this lease where the individual cost of each repair is less than \$ \_\_\_\_\_
  - (s) No pets or animals of any kind whatsoever will be permitted on or within the herein described premises excepting \_\_\_\_\_
- 2. (a)**  Lessor and Lessee have received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and §35.337.
- (b)** \_\_\_\_\_
- 3.** The Lessor and Lessee agree for themselves, their respective heirs and successors and assigns to the herein described terms and also to those set forth in the addendum attached hereto entitled "TERMS AND CONDITIONS," (PART TWO) all of which are to be regarded as binding and as strict legal conditions.

**SPECIAL CLAUSES**

**ADDENDUM**

FOR VALUE RECEIVED, the undersigned hereby assign, transfer and set over unto

Executors, Administrators and assigns all Lessor's rights, title and interest in the within described premises and all benefit and advantages to be derived therefrom.

LESSOR \_\_\_\_\_ (SEAL)

LESSOR \_\_\_\_\_ (SEAL)