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COMMERCIAL LEASE

This Lease is made between \_\_\_\_\_ ("Lessor"), and \_\_\_\_\_ ("Tenant"). Tenant hereby offers to lease from Lessor the real property located in the City of \_\_\_\_\_, State of California, with a common address of \_\_\_\_\_, (the "Real Property"), upon the following terms and conditions. (This document shall hereafter be referred to as the "Lease").

TERMS AND CONDITIONS

**1. Term and Rent.** Lessor leases to Lessee the above Real Property for a term of \_\_\_\_\_ years, commencing \_\_\_\_\_, and terminating on \_\_\_\_\_, or sooner as provided herein at the annual rental of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), payable in equal installments in advance on the first day of each month for that month's rental, during the term of this Lease. All rental payments shall be made to Lessor at the address specified below.

**2. Option to Renew.** Provided that Tenant is not in default in the performance of this Lease, Tenant shall have the option to renew the Lease for one (or, if more than one option period given, insert number here \_\_\_\_\_) additional term(s) of \_\_\_\_\_ months commencing at the expiration of the initial Lease term. All of the terms and conditions of the Lease shall apply during the renewal term except that the monthly rent shall be the sum of \$ \_\_\_\_\_ (subject to the restrictions of paragraph 4, below). The option shall be exercised by written notice given to Lessor not less than \_\_\_\_\_ days prior to the expiration of the prior Lease term. (If no other time is inserted, notice shall be given ninety (90) days prior to the expiration of the prior lease term). If notice is not given in the manner provided herein within the time specified, this option shall lapse and expire.

**3. Use.** Tenant shall use and occupy the Real Property for the commercial purpose of \_\_\_\_\_. The Real Property shall be used for no other purpose.

**4. SBA Provisions.** If this Lease is executed by a Lessor and/or Tenant, who are participating in the U.S. Small Business Administration 504 Loan Program, then the parties hereto agree and acknowledge that this Lease shall be construed to comply with the requirements of such program including, but not limited to, those found in Title 13 of the Code of Federal Regulations, the SBA Standard Operating Procedures 50-10 and all other relevant statutes, laws, codes, regulations and procedures. Without limiting the applicability of all relevant law, the following conditions shall apply:

- (1) The Tenant shall lease from Lessor all of the Real Property;
- (2) This Lease shall be junior and subordinate to any and all deeds of trust in favor of the SBA which relate to the Real Property;
- (3) The annual rent hereunder shall not exceed the annual payments on the deed of trust in favor of the SBA secured by the Real Property; annual payments of deeds of trust senior to such SBA deed of trust, taxes, insurance and maintenance.
- (4) This Lease shall be assigned, for collateral purposes, to the SBA.
- (5) The term of this Lease shall not expire prior to the maturity date of the subject SBA 504 Loan. Provided, the Lease term may include options to renew the Lease, so long as the options are exercisable solely by the Tenant.
- (6) Any leases of the Real Property other than to the Tenant shall be between the Tenant and the third party subtenant.

Sample

"Sample Lease Expiration and Renewal Letter"

November 5, 1999

Re: Lease Expiration and Renewal for \_\_\_\_\_

Dear \_\_\_\_\_:

It is a pleasure having you as a tenant and we hope you are enjoying your home. The term of your current lease will expire soon and we would like to renew your lease for another year.

As with everything, the costs of owning and managing your home have gone up over the past year, basically due to increased taxes and insurance fees. We value you as a customer and want to keep your rent increase as low as possible so we can continue our relationship.

Therefore, we are offering several different lease terms to accommodate your personal needs. Please choose the lease term that would best fit your situation:

**Month to Month Term - \$XXX/month**

This would extend your lease on a monthly basis with no set termination date. If you decide to cancel your lease at any time, just give us 30 days notice and the lease will terminate. All leases terminate at the end of a calendar month.

**Six Month Lease Term - \$XXX/month**

This is a shorter term lease than our normal one year term, and allows for you to plan a future move into a new home or possibly one of our other rentals.

**One Year Term (Best Value) - \$XXX/month**

This is our standard lease term and the best value.

Please choose one of the above options and let us know your choice in writing within 10 days so we can complete your paperwork. If we do not receive your confirmation, we will extend your lease on the month to month term at the rates as described above.

Thank you very much and if you have any questions please do not hesitate to call. We look forward to continuing our relationship.

Sincerely,

printablelegaldoc.com

## Florida Commercial Lease Agreement

This Lease Agreement made the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ [name of lessor], of \_\_\_\_\_ [street address], State of \_\_\_\_\_, hereinafter referred to as "Lessor", and \_\_\_\_\_ [name of lessee], of \_\_\_\_\_ [street address], State of \_\_\_\_\_, hereinafter referred to as "Lessee", collectively referred to herein as the "Parties", agree as follows:

I. **Property Description:** The Lessor agrees to lease to the Lessee the following described \_\_\_\_\_ square feet (SF) of \_\_\_\_\_ [type of space] located at \_\_\_\_\_ [street address], State of Florida.

Additional Description: \_\_\_\_\_

Hereinafter known as the "Premises".

II. **Lease Duration Period:** The term of this Lease shall be for a period of \_\_\_\_\_ year(s) \_\_\_\_\_ month(s) commencing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and expiring at Midnight on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. ("Initial Term")

III. **Premises Use:** The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for the following use and purpose:  
\_\_\_\_\_  
\_\_\_\_\_

Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Lessor only.

IV. **Base Rental Payment:** The net monthly payment shall be \_\_\_\_\_ dollars (\$\_\_\_\_\_), payable monthly with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the \_\_\_\_ day of each month. Said net monthly payment is hereafter referred to as the "Base Rent". Rent for any period during the term hereon, which is for less than 1 month shall be a pro-rata portion of the monthly rent.

V. **Option To Renew:** (Check One)

- Lessee may not renew the Lease.

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## GYM MEMBERSHIP CONTRACT CANCELLATION LETTER

Date: May 5, 2020

To,  
ATTN  
ADDRESS  
POSTAL CODE  
COUNTRY

**Subject:** Cancellation of Membership

Dear Mr/Mrs <NAME>,

Unfortunately, I have to send this request for cancellation of my membership from the club. I am forced to cancel the membership due to my transfer and therefore I may not be available to attend future club activities.

The club has been good place to be associated and it has been a good place for socializing. The facilities provided by the club are also excellent and are in par with any another club in the city. The sports facilities and health facilities are also worth mentioning. The holidays arranged by club have also been exotic experience.

The association with the club has been fruitful and I certainly hope that it will continue to enrich people's life in future.

Yours sincerely,

<NAME>

<Signature>

<Formal Name + Title>



