

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

LC1

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 PA LICENSED BROKER

BROKER (Company) ADDRESS LICENSEE(S) PHONE FAX Designated Agent?
BROKER IS THE AGENT FOR LESSOR. OR (if checked below):
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) ADDRESS LICENSEE(S) PHONE FAX Designated Agent?
BROKER IS THE AGENT FOR LESSEE. OR (if checked below):
Broker is NOT the Agent for Lessee and is a/an: AGENT FOR LESSOR SUBAGENT FOR LESSOR TRANSACTION LICENSEE

When the same broker is Broker for Lessor and Broker for Lessee, Broker is a Dual Agent. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Lessor and Lessee. If the same Licensee is designated for Lessor and Lessee, the Licensee is a Dual Agent. Broker(s) may perform services to assist unrepresented parties in complying with the terms of this Lease.

1. This Agreement, dated is between called "Lessor," and called "Lessee."

2. PROPERTY (A) Lessor agrees to lease to Lessee the premises known as in the of County of in the Commonwealth of Pennsylvania, Zip Code with improvements consisting of

upon the following terms and conditions:
(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 paragraph 2 (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 \$

Lessee Initials: LC1 Page 1 of 2 Lessor Initials:

- 28 (H) Due date for each payment _____
- 29 (I) Term of this lease _____
- 30 (J) Commencement date of lease _____
- 31 (K) Expiration date of lease _____
- 32 (L) Required written notice to terminate this lease _____
- 33 (M) Renewal term if not terminated by either party _____
- 34 (N) Lessee will occupy premises ONLY as _____
- 35 (O) Maximum number of occupants under this lease _____

36 (P) Payments to be made promptly when due in U.S. Dollars to:

- 37 Lessor Broker for Lessor

38 (Q) Utilities & services will be supplied as follows:

Lessor	Lessee		Lessor	Lessee	
pays	pays		pays	pays	
<input type="checkbox"/>	<input type="checkbox"/>	Cold Water	<input type="checkbox"/>	<input type="checkbox"/>	Gas
<input type="checkbox"/>	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	Lawn and Shrubbery Care
<input type="checkbox"/>	<input type="checkbox"/>	Heat	<input type="checkbox"/>	<input type="checkbox"/>	Cesspool Cleaning
<input type="checkbox"/>	<input type="checkbox"/>	Electric	<input type="checkbox"/>	<input type="checkbox"/>	Janitor Service
<input type="checkbox"/>	<input type="checkbox"/>	Yearly Oil Buner Cleaning	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Water in Excess of yearly minimum Charge	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	_____

49 (R) Unless otherwise stated, Lessee will pay the cost of any or all repairs of any kind whatsoever, occurring after commence-
 50 ment of this lease where the individual cost of each repair is less than \$_____

51 (S) No pets or animals of any kind whatsoever will be permitted on or within the herein described premise excepting
 52 _____

53 **3. SPECIALCLAUSES**

54 (A) Lessor and Lessee have received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code
 55 §35.336 and §35.337.

56 (B)

80 **4. ADDENDUM**

81 The Lessor and Lessee agree for themselves, their respective heirs and successors and assigns to the herein described terms and
 82 also to those set forth in the addendum attached hereto entitled "TERMS AND CONDITIONS," (PART TWO) all of which are to
 83 be regarded as binding and as strict legal conditions.

Lessee Initials: _____

Lessor Initials: _____