

# COMMERCIAL LEASE AGREEMENT

between

Landlord Details ("Landlord")	
Landlord name	
Physical Address (being the Landlord's Domicilium Address)	
Email (being Landlord's Domicilium Email Address)	
Leased Premises Address (being the "Premises")	
Contact number	
Signature:	

And

Tenant Details (Tenant")	
Tenant Name	
Identity number	
Physical Address (being the Tenant's Domicilium Address)	
Contact number	
Email Address (being the Tenant's Domicilium Email Address)	
Term	
Rental	
Deposit	
Use of premises	The Premises shall be used exclusively for [Description of the intended use, operating a convenience store, general dealer, wholesaler, spaza shop etc]. Tenant agrees not to use the Premises for any unlawful activities or in a manner that could damage the property or disrupt the neighbours.
Signature:	

1. **Premises:**

The Landlord agrees to lease to the Tenant the commercial property located at address set out on the cover page.

1. **Security Deposit:**

The deposit will be held by the Landlord to cover any damages or unpaid rental amounts and will be refunded to the Tenant within [Number of Days] days following the termination or expiration of this Agreement, whichever occur first in time, less any deductions for repairs or outstanding rent.

2. **Utilities:**

Tenant is responsible for all utilities, including but not limited to electricity, water, gas, internet, and refuse removal, unless otherwise agreed upon by the parties.

3. **Maintenance and Repairs:**

Tenant shall maintain the Premises in good condition and perform any repairs required due to misuse or neglect. Landlord is responsible for major repairs not caused by Tenant's actions.

4. **Insurance:**

The Landlord shall insure the Building on the Premises against standard risks and the Tenant shall be responsible and maintain any insurance applicable to the business which it intends operating from the Premises.

5. **Alterations:**

Tenant shall not make any structural alterations to the Premises without the written consent of the Landlord.

6. **Assignment and Subletting:**

Tenant shall not assign this Agreement or sublet any part of the Premises without prior written consent from the Landlord.

7. **Termination:**

Either party may terminate this lease with [Number of Days] days' written notice.

8. **Default:**

If either party defaults on their obligations under this Agreement, the non-defaulting party may terminate the lease with written notice, and the defaulting party will be liable for any damages resulting from the breach.

9. **Governing Law:**

This Agreement shall be governed by the laws of the Republic of South Africa.

10. **Entire Agreement:**

This Agreement constitutes the entire understanding between the parties and supersedes any prior agreements or understandings, whether written or oral.