COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (hereinafter designated as "Lease") made the ____ day of ______, 20___ by and between ________________________________ (hereinafter designated as "Lessor") with a mailing address of ____ and ________________________________ (hereinafter designated as "Lessee"), with a mailing address of ____, collectively referred to herein as the "Parties."

WHEREAS, Lessor owns certain real property and Lessee desires to lease all of the said property on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the provision and of the mutual conditions and promises contained herein, Lessor and Lessee agree to the following terms and conditions:

1. DESCRIPTION OF LEASED PREMISES: The Lessor agrees to lease to the Lessee the certain property commonly known as: ____ (herein after known as the "Premises").

2. USE OF LEASED PREMISES: The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for the sole purpose of operating ____.

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

3. TERM OF LEASE: The term of this Lease shall be for a period of _______ years and _____ months commencing on the ____ day of ________ 20___ and expiring at Midnight on the ___ day of ________ 20___ ("Term").

4. BASE RENT: In consideration of the Lease, Lessee promises to pay without demand to Lessor or Lessor's designated agent, at such place as Lessor may designate, in lawful money of the United States of America, monthly installments of $___________ in advance of the fifth day of each and every calendar month during the Term of the Lease. Such monthly installments of rent shall commence on the_____ day of ________ 20___ ("Rent Commencement").

Lessee shall pay a late fee equal to ____ percent (____%) of the applicable monthly rent rate for any rent paid more than ___ (__) days after its due date. The Lessee will be charged $_____ for each check that is returned to the Lessor for insufficient funds.

Payments must be made to the Lessor by wire transfer, money order, check, or any other approved method of payment accepted by the Lessor.