

**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) _____	PHONE _____
ADDRESS _____	FAX _____
BROKER IS THE AGENT FOR LESSOR. Designated Agent(s) for Seller, if applicable: _____	
OR	
Broker is NOT the Agent for Lessor and is a/an: <input type="checkbox"/> AGENT FOR LESSEE <input type="checkbox"/> TRANSACTION LICENSEE	

LESSEE'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER	
BROKER (Company) _____	PHONE _____
ADDRESS _____	FAX _____
BROKER IS THE AGENT FOR LESSEE. Designated Agent(s) for Lessee, if applicable: _____	
OR	
Broker is NOT the Agent for Lessee and is a/an: <input type="checkbox"/> AGENT FOR LESSOR <input type="checkbox"/> SUBAGENT FOR LESSOR <input type="checkbox"/> TRANSACTION LICENSEE	

**PRINCIPALS**  
(1-78)

**This Agreement**, dated \_\_\_\_\_,  
is between \_\_\_\_\_ hereinafter called Lessor, and

**PROPERTY**  
(2-03)

\_\_\_\_\_ hereinafter called Lessee,

**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 \$ _____
	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 \_\_\_\_\_
- (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: <input type="checkbox"/> cold water, <input type="checkbox"/> hot water, <input type="checkbox"/> gas, <input type="checkbox"/> heat, <input type="checkbox"/> electric, <input type="checkbox"/> lawn care,
<input type="checkbox"/> snow removal, <input type="checkbox"/> janitor service, <input type="checkbox"/> yearly oil burner cleaning, <input type="checkbox"/> cesspool cleaning, <input type="checkbox"/> _____
<input type="checkbox"/> lawn & shrubbery care. <input type="checkbox"/> _____
Lessee will supply: <input type="checkbox"/> cold water, <input type="checkbox"/> hot water, <input type="checkbox"/> gas, <input type="checkbox"/> heat, <input type="checkbox"/> electric, <input type="checkbox"/> lawn care,
<input type="checkbox"/> snow removal, <input type="checkbox"/> water in excess of yearly minimum charge, <input type="checkbox"/> yearly oil burner cleaning,
<input type="checkbox"/> cesspool cleaning, <input type="checkbox"/> lawn & shrubbery care. <input type="checkbox"/> _____
- (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 \_\_\_\_\_

**SPECIAL  
CLAUSES**

- 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) \_\_\_\_\_

**ADDENDUM**

- 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.

**INITIALS**

LESSEE \_\_\_\_\_ LESSEE \_\_\_\_\_ LESSEE \_\_\_\_\_ LESSOR \_\_\_\_\_ LESSOR \_\_\_\_\_ BROKER \_\_\_\_\_

**LEASE**

TO

*Premises*

*Rent*

*Dated*

*Term*

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.

WITNESS \_\_\_\_\_ hand and seal this (date) \_\_\_\_\_

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

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