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Rent agreement in english pdf

A rental agreement is an official contract signed between the owner of a property and the tenant who wishes to request the temporary possession of the property for a period of time. He also called a rent and lease act, a rental agreement, a rental agreement contains basic details of the residential property, the owner of the property, the tenant (or the tenant, as it is also called), the termination of the rent And the quantity of the rent for said term. The rental agreement or the rental contract is prepared on a stamp card. There are 2 types of rental contracts in India, one is a rental agreement that lasts for a minimum of 12 months. This is regulated according to the laws on the control of the rents placed by the government of the State. The other type is a lease and license contract up to 11 months which does not decrease in laws on rent control. Rental agreement À é à – "Content of the sample format of a common content rental contract of a rental contract include: names of the landlord and the diphet and / or their agents. Description of the property amount rent and dates Due to payment, the period of grace, late charges. Mode of rent payment. Methods to end the agreement before the expiry date and the expenses if any.AMOCOOUNT of the security deposit and the account where you will be held. Unizi provided by the landlord and, if the owner costs for such utilities, as the charge will be determined. Facility in the rooms that the tenant has the right to use as a swimming pool, security systems etc. and regulations such as pet rules, Rules of noise and penalties for violator. Identification of parking available, including the designated parking spaces, if provided. As the tenant repair requests are managed and procedures for the Emergency requests. Terms Commonly included in a rental agreement Duration: Period for which the rental contract will be in force. Rent: The fee or payment carried out by tenant to the landlord in exchange for the rented property. Deposit: The quantity of deposit required (if any), the purpose of each deposit and conditions for the performance or regulation of the deposit at the end of the rental period. Use Items: the purpose for which the property must be used or terms and conditions for the use of the property. : What utilities are included in the rent and what the tenant utilizes is responsible. Assurance: if the tenant is required to ensure the property - this is very often used in commercial rental agreements.Rasirs and maintenance: the party responsible for repairs and maintaining the property À é à – "owner or tenant. Deposits Safety in India, security deposit or advance are also paid by tenant to the landlord that must be reimbursed at the time of cancellation of the contract. Usually, it is calculated anywhere from 2 or 3 months up to 10 months of rent. The deposits Safety are provided when the contract is signed. A part of the security deposit can be used by the owner to any damage caused to furniture, appliances, electricity or property, from the smaller. After deducting the security deposit to Damage, the owner is to return the rest of the Tenant deposit, at the time of cancellation of the contract. Disclaimer: I mate RiAls supplied here are exclusively for informational purposes. No report for lawyer-client is created when you access or use the site or materials. The information presented on this site does not constitute legal or professional advice and should not be invoked for such purposes or used as a substitute for legal advice by a licensed lawyer in its state. Related articles HRA À é à – "Exemption rules and tax deductions Section 194- TDS for rent TPS Deduction on the property rental of NRI property GST for rent Get an affordable price expert for ITR, GST RETURNS, Company registration, brand registration, GST recording These examples come from Corpora and from web sources. Any opinion in the examples does not represent the opinion opinion The Cambridge Dictionary or Cambridge University Press or licensee editors. The duration of the land lease contract is usually one year and, as such contracts, hire have the shortest time. From Cambridge English Corpus we have nothing about the calculation showing that a purchase will be more advantageous in the long period of extension of the rental contract. From Europarl Parallel Corpus - English A long lease is a long rental contract, a lease is a lease, and never the two meet. From the Hansard archive what a scholarship to allow the strength to extend the lease with the current supplier? From the Hansard archive about twelve months later they discover that it was not a rate sale, but a rental contract. From Hansard storing he tells us that at this time there is a loss of income under the lease. From the Hansard archive in some cases the lease is partly verbal and, in any case its conditions are burdensome. From the Hansard storing the rental agent do not tolerate a rental contract with you; He had to be with a company. From the Hansard archive if a line breaks, surely that it is covered by the lease contract on the line, while in case of breaking the instrument down the subscriber is considered as an independent customer. From the Hansard storing a family must afford the cost of the capital between the purchase of the appliance or stipulation of the lease, and therefore must pay a license fee already large. From the Hansard archive we also suppose that it is hypothesized that the private sector would have used the hospital for 50 years, and that a 50-year lease has been developed. From the Hansard tenants Archive receive unlimited duration of their lease unless the duration is explicitly interrupted. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. The most stringent lease agreement can be used to describe a rental contract in which the good is well material. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. Houses residents are required to carry out jobs (about 5 hours a week) as part of their lease, helping to maintain higher rent. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. A "deposit" or lease has been signed, at nine years, upon payment of a commission. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. A lease is a lease in which good is well material. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. Renters should investigate the position of the active faults on its own before signing a rental contract or rental contract. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. Registration of the vehicle and the insurance or rental contract test are required. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. In the case of personal goods, it is determined by the law and custom of the jurisdiction in which the rental contract is made. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. The most common form of real estate lease is a residential lease between owner and tenant. From Wikipedia This example is from Wikipedia and can be reused in a CC BY-SA license. These examples come from Corpora and from sources to the web. Any opinion in the examples does not represent the opinion of the editors of the Cambridge dictionary or printing of Cambridge or its licensors. A commercial lease is a contract that allows a landlord to rent a retail, office or industrial space to a tenant. The tenant pays a monthly amount, usually calculated as rent per square foot (\$ / SF) on an annual basis, for the landlord to get permission the right to use the premises for their commercial purposes. Commercial. Rental contracts are usually longest than residential typologies, commonly between 3-5 years, with options for the tenant to renew at predetermined rates. Summary Booth (Salon) Rental contract A tenant pays a company owner, typically a salon, for the use of a cabin or hair for cutting / coloring of hair, massages, cosmetics, or nails. Download: Adobe PDF, MS Word, OpenDocument Booth (massage) Rental contract for a therapist who is trying to rent a room or share space within a wellness center. Download: Adobe PDF, MS Word, OpenDocument Co-Working Space Agreement for Office which is shared among many tenants. Commonly not dedicated space. Download: Adobe PDF, MS Word, OpenDocument Garage (parking) Rental contract A space that must be used for parking a vehicle. Download: Adobe PDF, MS Word, OpenDocument Lease Lease The tenant pays only a basic rent quantity and the landlord is responsible for all property charges. Download: Adobe PDF, MS Word, OpenDocument Equipment for event space rental contract for an agreement À, one to rent a frame for an event. Download: Adobe PDF, MS Word, OpenDocument Modified-Gross Lease Contract at the tenant pays a base sum rent and the property costs are shared between the owner and tenant. Download: Adobe PDF, MS Word, OpenDocument Month per month Lease À For business tenants rent for 30 days. Download: Adobe PDF, MS Word, OpenDocument Lease Office for Professional Environments Retention Non-Sale Retail. Download: Adobe PDF, MS Word, OPENDOCUMENT Percentage (%) RENT Lease contract at the tenant pays a basic sum rent and a percentage (%) of their sales. Download: Adobe PDF, MS Word, OpenCument Sublocation Agreement AN that allows a current tenant to rent commercial properties to free the premises to another tenant. Download: Adobe PDF, MS Word, OpenDocument Triple-Net (NNN) Lease Contract A tenant pays an agreed amount to the owner, in addition to all expenses apart from the property including but not limited to taxes, common area maintenance (cama s), and real estate taxes applied by county and / or city / country. Download: Adobe PDF, MS Word, OpenDocument What is a commercial rental contract? Most people think of a rental contract in terms of apartments and single-family homes for rent. However, companies also use lease contracts to rent buildings for themselves. This form of contract is called a commercial lease. Most companies like shopping malls, restaurants, offices of the center, and small shops Mom-and-Pop Dona t in reality own property lead business from. They rent it! Companies do because it is often cheaper for them for renting what is for them to buy the property. Commercial lease contracts allow companies to negotiate the terms and responsibilities with the landlord, and offers them a way out if they need to move or close workshop. It makes sense for rented companies, especially for commercial exercises and chains of shopping centers. Types of commercial real estate (3) There are a variety of different commercial properties outside, and it is important for companies and owners to know the difference. For example, WouldnÀ é T makes sense for a landlord to advertise a property from retail outlets, if the commercial space has been designed for a warehouse. So to keep things right here, here are the most common types of commercial real estate used today: industrial property space are the warehouses and factories often located outside the city. Prime Industrial will be close to the main transport routes and will be up to the code for production purposes. Most common types of industrial buildings include heavy manufacturing, optical group, flex warehouse, bulk warehouse, and R & D. R & D structures. Commercial real estate office include a large subset of buildings used for business operations. They can be in the heart of the center or on the outskirts of the city and suburbs. These properties have three Based on their construction quality and position (Class A, Class B and Class C). Retail retail property are ideal for most shopping centers, restaurants and small shops. These properties can make the lease contract a little more complicated depending on the size of the building. The largest is the building (as shopping centers, for example), more likely that there will be no longer tenants to rent spaces for themselves. This often include additional terms to negotiate as space will be blocked for several customers or if a company will have exclusive rights for the property. As you can see, commercial lease contracts are very common and play an important role in the way many companies operate. Any company cana and often doè é rent its own property, rather than it is. It hopes, now you have a better understanding of what a commercial lease is, because it is important, and what types of commercial real estate is available. As a commercial real estate lease (11 points) the process of renting commercial space depends on the type of property, such as offices, retail, or industrial. All types of properties are usually marketed as a price per square foot (\$ / SF). Every property is unique and then come with a suitable price can be difficult. Therefore, it is useful to see what other properties have rented for in your area. Once a price is set you can list your property for rent, sign a rental contract, and start collecting the rent. Step 1 How much space is available? In order to understand what is available for rent, you need to measure and calculate the size. This can be completed by multiplying the length and width of the usable internal space. Step 2 A set price per square foot (\$ / SF) Select the monthly rent you want to upload the new tenant. Unlike residential properties, commercial rent is described as a price per square foot (\$ / SF). When trying to understand the rental fee, it's a good idea to fix the price approaching what others are asking in your area. Step 3 A lease type: Gross or Triple-Net (NNN) When choosing what to charge an important question that will ask the tenant is if the rental fee includes insurance, real estate taxes, and / or Property maintenance. This is very important and must be viewed for the marketing of the property. Gross renting a tenant pays only the monthly amount written in their lease contract. The landlord will pay real estate taxes, insurance, and maintenance on the property. Triple (NNN) Renting a tenant pays the monthly amount written in their lease contract with real estate taxes, insurance, and maintenance of the property. PHASE 4 AGENT OR MEASURY OR MEASURY Marketing Your owners will now be necessary to get the owner listed. This allows other companies and individuals who are looking for the property aware of the availability. Therefore you will have to decide if you want to market the property yourself or to pay a real estate agent to market property in your name. Each real estate agent loads its fares, even if the standard charge industry between the total location value 4-6%. 50% of the quota is paid at the time of execution lease and the other 50% is paid when the conductor takes jobs. So if a rental contract is 5 years to \$ 1,000 a month the fee for the agent would be \$ 2,500 (\$ 50,000 multiplied by 5% = \$ 2,500). Popular Commercial Real Estate Company of Chre Group JLL Cushman and Wakefield Step 5 A list of the property if the He is managed by an agent then there is probably need to worry about the property of being listed. If you choose the owner of the market yourself, then you will have to use the power of the Internet as your only source to get the occupied space. When you add your property, it is better to have pleasant looking at the images of the interior and exteriors along with all the common areas. It is also important to write all the comforts, parking, water / sewage, and any other information that is necessary for the needs of a potential tenant. tenant. Websites Commercial insertion Stage 6 to negotiate the location when it comes to a prospective tenant is better to understand their needs and reach an agreement. As a result, it could be a good idea for you and your agent (if present) to be creative with the tenant to make an agreement that works for both parties. Example to the housing a percentage (%) rent of their sales, rather than a higher monthly amount. Therefore, if the tenant makes money, you can benefit as well. Step 7 A conduct a credit check (Business + Individual) unless you have to do with a established business probabilities are that you will deal with an entrepreneur or small business. Therefore it is necessary to carry out a check of the previous and credit to see their financial situation. Be youà é RI control a company or individual the best website for use is Experian. Perform a credit activity control (Experian) to this will show the company's credit history with details like the speed with which their suppliers and annual pay-back turnover. Cost \$ 39.95 to \$ 49.95 depending on the plan chosen. Viewing a sample business report. The score will be between 0 and 100, with any score exceeding 80 to be worthy of credit. Perform an individual Credit Check (Experian) is better to also conduct a credit verification on the owner of the Vista income business and if they have any financial liabilities that could be separated from the business. The cost is \$ 14.95, to the potential tenant. View a person report example. Step 8 À, approves now disapproves The tenant has come the time for the landlord to make a decision on the opportunity to approve or reject the tenant. If rejected, à, the tenant must be informed with a letter tenant refusal. Warranty Personal is, if the business tenant é s is not credible, then the landlord should consider the possibility of the tenant sign a personal guarantee that links the owner of the company for the lease. So if the values of the default tenant individualà é s is subjects, not just the business. Step 9 To determine the security deposit once the tenant has been approved by the landlord, the security deposit should be announced for the tenant. In the residential real estate sector, there have been laws that limit the quantity of a landlord can ask from the lessee. In commercial real estate, there are no limits as far as the landlord would like to charge the tenant. The landlord will be commonly asked in 2-3 months of rent in the event that the tenant stops paying the monthly rent or safeguarding against any damage that the tenant can cause during their time on the property. Step 10 A writing of the commercial rental contract uses a lawyer or to draw up the lease contract alone. Make sure you collect all the information on the property and the tenant and enter the agreement. Once completed, the document must be signed with the owner and the presence of a notary. In this way the signatures are demonstrated and the agreement is much more likely to keep in court if its legality is ever questioned. Step 11 An occupation socket after the security deposit has eliminated and the lease has been signed the tenant should take jobs. This means that the conductor can start using the space as indicated for use in the lease. Both parties will be held responsible for their functions indicated until the end of the contract duration. Forecasting a certificate can be requested by the landlord, after signature lease to certify a lease there is between the tenant and master home. Required American Clauses 5 with Disability Act (42 US Code Å 12183) is also known as À é ADAA, requires that any commercial tenants offering an accommodation é public (such as a restaurant, retail store, etc.) Or to have at least fifteen (15) employees adhere to all handicap access rules. This rule has been preceded only for the properties that have not been built or had restructuring work since 1992. For 42 of the United States Code Å 12183 If the tenant uses locals as a public accommodation (for example, restaurants, Shopping centers, office buildings) or there are more than Employees, locals must provide accommodation and access to people with disabilities that is equal to or similar to that available to the general public. The owners, operators, loggers and tenants of commercial real estate are all responsible for ADA compliance. If the plants are not compliant with the Americans with Disability Act any changes or construction will be paid by the landlord. Hazard of waste (42 of the United States Code Å 6901) Force a tenant to sign in writing that they adhere to every state, or local federal laws, as regards the disposal of hazardous waste. A means any and all the feders, state, or laws, ordinances, regulations, decrees, decrees, ordinances, regulations or local judicial decisions regarding dangerous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions, below, or On the seats, the palace, or the owner, or of ground and groundwater conditions, including, but not only, the global environmental response, 1990 Act Compensation and Liability (Cerca), resource conservation and Recovery Act (RCRA), the law Hazardous substances transport, any other law or legal obligation relating to dangerous or toxic substances, and any changes in forgoing À é Other lease terms in addition, there may be other areas of the lease, to outside the monthly fee, that the parties may want to negotiate which: possibility to renew to use if the tenant would like to have the possibility to stay in the property for u N long time, then they can request an option to RenewÀ é the lease. This gives them the right to extend the lease for a determined price, if they want. Option for the purchase of a use if the tenant would like the possibility of buying the property for a certain price during their lease. First of all (1st) right of rejection À é If the property is for sale and goes under contract with a buyer this allows the tenant the possibility of buying the property for the same price. The tenant is usually given 30 or 60 days to ensure funding. If they decide to buy the property. How to use a commercial rental commercial lease contracts are different from residential lease contracts. They provide many other provisions contained in the contract to protect both the landlord and business. In essence, the purpose of a commercial lease is to ensure that there are no pending that they can leave both parts at risk. The terms of commercial lease contracts will be different depending on the specific property and the business that owns the lease. Terms are often negotiated between the two parties to determine: the rental period as the utilities are paid who is responsible for maintaining (or as the responsibility will be divided) restructuring of both and changes to the property are admitted (and to what extent) As the property will be used Whatà é s admitted in the property (dangerous materials, chemicals, machinery and fuels) annual rental increases (for long-term contracts to keep up with the market) Description of the property (including spaces, appliances living, number and type of rooms) if the company will have the exclusive rights for the property if the company can sublease or sections assign within the property as parking is available and how it will be paid compared to ADA (Americans with disabilities Act) And how the ownership fees will be divided between the company and the landlord (if the owner does not agree to pay for this reason if he SSI) This list is not inclusive of everything that may be necessary B and outlined in of commercial lease. There may be more special provisions made depending on the type of property or business. Example: commercial download lease contract: Adobe PDF, MS Word, OpenDocument How to write (instructions) Download in Adobe PDF format, Microsoft Word (.docx) or Open Document Text (.odt). I The Parties (1) Party Date Agreement,à, the calendar date with which the parties do not formally decide formally The content of this commercial lease must be reported in the first article. (2) Lessor's name. The full name of the person or entity that has the legal right to rent the commercial space is required by the formulation of the first article. Generally, this will be the owner of the property or I am a host, but it will be known as the landlord for the duration of this office work. (3) Address Lessor,à, the Lessoré s postal address is necessary for this information. Present it where requested. (4) Lessee name. The entity that will have to pay the landlord for the right to occupy and corporate conduct on the commercial property is the lessee. Generally, this will be a commercial entity, so make sure you identify this party with its formal name. This means that any descriptive suffix in the official name of the Lesseeà é s should be included (ie Inc., LTD., etc.). (5) Address of Lessee,à, after identifying the lessee by name, provide its postal address. This should be the formal address, in which the Lesseeà é s Business can be contacted reliably by the landlord. II. Description of local leased (6) address. The physical address to which the commercial property is accessible is an element necessary for the effect that this contract is. This information should include the house number, via, and the number of commercial space units with the city, state and postal code. Once this contract is signed, this will be the headquarters of the Povey lessee to occupy. (7) Square feet. The area of the rented structure occupies should be defined. This requires a physical measurement of the length of each wall and (if applicable) ceiling height. (8) Type of space. Commercial space will often be structured for a purpose in mind. For example, an office building will have a different internal layout rather than an industrial complex. Define the type of space or local to be rented to the tenant. (9) Other description. If the additional contents must be completely describe the rented commercial space, then make sure that this information is included for delivery to the other information. III. Use of rooms for rent (10) defined as for all uses. Some commercial spaces will be available for any purpose. If this is the case and the landlord it can't require the lessee to limit his activity to any purpose one for the duration of the lease, then select the first check box in the third article. (11) Specific purpose. If this agreement is intended to limit the Lesseeà é s activity on the spot for a specific or purpose sector, then select the Second Education check box. If selected, establish the purpose or activity the activity allowed in the premises, each presenting in the appropriate space. IV. Lease term (12) Leasing period. Producing the number of years and months / this contract will be effective. This will be the duration of the contract for the commercial space. Thus, the number of years and months reported here will define the period of time from the date of entry into force on the date of its termination. (13) Start. The first date of the calendar that begins this agreement for the lessor and the lessee should be delivered where required. (14) Tax deadline. A record of the final date of this agreement should be paid for Article IV. This affixes the last day of this agreement is in force. V. Deposit (15) Reaunancing the security deposit. As usual, the landlord expects to receive some quantity based on the monthly waiting for the duration of this agreement. This amount will be returned to the lessee when the agreement ends and the lessee It has an unpaid balance with the lessor. In some states, this deposit must be held by the landlord in some types of accounts. If the landlord does not intend to collect a security deposit from the lessee, then select the First Statement check box. (16) Required deposit. If the lessee must submit a deposit for the commercial space, then take the second statement check box. Furthermore, the document document Amount that defines the security deposit. You. Rent (17) Rental amount. The sum of money that the landlord expects from the lessee as a rental payment must be written so numerically presented to the spaces referred to in the article VI. (18) Payment term. It is assumed that the rent is due and must be paid on a monthly basis. The day of the two-digit calendar when the lessee must present the monthly rent to the landlord it is necessary to complete the declaration made in the fifth article. (19) Percentage rental release. If the landlord does not expect the lessee to integrate the amount of the reduced above with additional funds from the sale of Locae, then mark the first check box under item (A). (20) Percentage Rent Requirements. If this rent is to request the lessee to present a percentage of its sales (made on site) in addition to the target amount, select the À é à – "to pay" check box and provide the exact percentage of the LOYARE à – s profits from the on-site operating business to complete the declaration. (21) Due to revenue percentage. Dispense the percentage of the inlets of the lessee who should be paid to the landlord. This value should therefore be presented numerically together with the type of revenue (I.E. gross sales, etc.) which will be used for this calculation. (22) percentage deadline for rent. Of course, the percentage of business profits on site that must be paid should be presented regularly. Select the appropriate check box to the period through which this additional amount must be presented. For example, it can be presented À é à – À "Montale, À é à – À é à – À "for astray, À é à – À vII. Late tax (23) Penalty for delayed payment payment. There may be moments when the tenant is unable to pay the rent on the two-digit calendar of the month in which it is due. If the rent remains not returned for the number of days recorded in the letter VII education, a late tax can be collected. Report the maximum number of days that the rent can go not paid before a late tax is charged in the space available in the seventh article. (24) Percentage of predetermined penalties. If the penalty for a delayed rental payment will be a percentage of the annual rent for the commercial space, then select the first instruction displayed in Article VII and present the exact percentage that will be used for this calculation. (25) Penalty of dollar amount. The landlord can set a dollar amount defined as a penalty for delayed payment payment. To do this, the second statement should be selected and the penalty amount must be reported. VIII. Expenses (26) Lord lease. If the content above can be considered the complete amount of money, the landlord is therefore expected, select the labeled check box À é à – À "grossà é à – À to correctly categorize this agreement. This selection must be confirmed through the initials of the Tenant (lessee) and the owner (landlord). (27) Modified gross leasing. If the commercial space will require an additional payment (s) by the tenant or landlord trade will be responsible for certain payments, then select the option À é à – À "modified Lisa Lesta. We are expected that the lessee and the landlord will provide both the initials of recognition if this definition is selected. (28) Modified payments. Use the first area available for the definition of Lease À é à – "Gross" to list each expense that the lessee must pay in addition to the defined amount of rent (for example waste disposal) and the second area in this article for Each monthly expense of the landlord must maintain for the duration of this lease (ie water). (29) Triple network (NNN). If the tenant is expected to hire some responsibilities in addition to the amount of rent as the expenses necessary to manage a company on rented premises due to the properties that make up the rented locals and the insurance, then select À é à – À "Triple Net (NNN) À é à – option. This selection must be recognized by both initials of the tenants (À é à – À "tenantà é à – à –) and the initials of the lessor (À é à – À "Landlordà é à – à –). (30) Lesions or death insurance. If the lessee must Insurance coverage to protect the lessor from an injury or death on site, then select the appropriate check box and make sure that the quantity of coverage that must be maintained is documented. (31) Insurance proprietary damage. Select the second option at point C to indicate that the lessee must obtain a cover to protect the landlord from material damage. (32) Casualty insurance. To set a minimum accident insurance coverage, the lessee must keep this Agreementà é s for the property leased in life, select the third check box and enter the required minimum coverage amount. IX. Possibility to renew (33) lessee may not renew. If the lessor and tenant agrees that this agreement will not be renewed, then mark the first check box to include this provision. (34) Lessee will be able to renew. You can determine that the tenant will have the possibility of renewing by selecting the second check box. This provision requires additional information. (35) Renewal period. The number of times this lease can be renewed when its complete term must be registered together with the number of years and months that make up each renewable period. (36) The same rent of renovation. If this contract can be renewed by the lessee and this renewal will not cause a rental fee, then mark the check box to NOT INCREASEà é ç. (37) Increased through Bureau of Labor Statistics Standard. The third check box must be marked if the lessee can renew the lease contract and be required to pay an increase that is the calculated product of the rent and annual variation of the CPI (Consumer Price Index). (38) Increase the percentage rate of renewal. If the lessee will be allowed to renew this contract as long as he or she pays an additional sum calculated as a percentage of the current fee, then select the fourth statement. (39) Increased a dollar TV amount. If the tenant can renew this lease at the time of its termination and must pay a predetermined dollar amount in addition to the monthly fee as an increase, then select the final declaration and record the quantity of dollars that will be added to the current location fee. X. Third party goods improvements (40) exceptions to the conductor improvement responsibility. Sometimes improvement to a property can be asked to remain compatible with any local law changes, allow the Lesseeà é s business to remain competitive, or any number of reasons. The landlord can be responsible for some of these improvements to the owned property or this cost can be covered by the presenter. This must be resolved and documented in Article X with the presentation of any property improvement that the tenant will not be required to pay. XXIV. Law law (41) of the State. This agreement can be used in any state so as long as it remains compatible, and that the state is called in Article XXIV. Comment this office work, confirm that it obeys the laws of the state in which the property is therefore, document the name of this state in which it is required. XXV. Announcements (42) lessor information. The complete postal address where notices regarding the commercial space and this agreement can be sent to the landlord it is required by this twenty-five article contract. (43) Lessee Information. The postal address in which the tenant can be said to reliably receive any notice officially sent regarding this office work and the rented commercial property must be provided, as requested. XXVIII. In addition the terms and (44) Funds. This office work must contain an agreement for the lease of the commercial space discussed above. If any agreement or arrangement has been without address, then use the space referred to in Article XXVIII to document it. Only the content of this contract can use this office work to oblige the lessor and the lessee to its effect. (45) Lesseeà é S Signature. The tenant, or the tenant, can only enter this agreement with the signature. He or she has to sign this office work after examining him for precision. This signature together with the Lesseeà é s Date of the signature and the printed name must be supplied as a notary notary (46) Date of the signature of the indent. (47) Printed name of the lessor (48) Signature of the landlord. Both parties must sign this document for its valid effect. Therefore a signature area for the lessor (owner or owner) has been provided. He or she has to sign this document as the owner or owner of the commercial space or an official representative of the corporate entity that is the owner or owner. This signature act must be performed as notary watches. (49) Date of the license signature. (50) À, Printed name of the lessor. Recognition of the table lessor (51) Notarial recognition of the license signature. As mentioned above, the lessee must sign this document as a notarial audience observes. The notary will be the provision of the notarial process to verify the authenticity of the license signature. Recognition of the Notario Public Recognition Year (52) RicknowredGegrement of Notale Advertising. The license signature must also be authenticated. This process will support the landlord signature through the testimony of the public notary that saw the landlord sign this document. 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