

LAND LEASE AGREEMENT

Land / Ground Lease

Dated between [LANDLORD NAME] ("Landlord") and [TENANT 1] ("Tenant") for [ACREAGE OF LAND] acres of unimproved land at [PROPERTY ADDRESS].

- 1. Use.** Solely for [PERMITTED USE OF THE LAND]. Comply with zoning, land-use, environmental laws.
- 2. No Dwelling.** No habitable structure or mobile home without written authorization.
- 3. Improvements.** Upon termination, Landlord elects retention or removal/restoration at Tenant's cost.
- 4. Taxes.** Landlord pays real property tax; Tenant pays tax on improvements/personal property.
- 5. Environmental.** No release of hazardous substances; Tenant indemnifies.
- 6. Easements.** Subject to all recorded easements, rights-of-way, mineral reservations.
- 7. Rent.** **** per month.
- 8. Insurance.** CGL \$1M.
- 9. Surrender.** Clean and refuse-free at termination.

Landlord

PRINTED NAME

SIGNATURE

DATE

Tenant

PRINTED NAME

SIGNATURE

DATE