

Lease of Business Premises
Indigo Cowork: Office Suites

Lease Agreement made on the _____ day of _____ 2020, between

Indigo Cowork, LLC,
referred to herein as **Landlord**, and

_____,
referred to herein as **Tenant**.

Whereas, Landlord is the sole owner of certain facilities located at 522 West Main Street, Tupelo, MS 38804 and more fully described below, which it desires to lease to Tenant;

Whereas, the parties desire to enter into a lease agreement to define their respective rights, duties, and liabilities concerning such a lease; and

Now, therefore, for and in consideration of the mutual covenants contained in this agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Description of Premises

Landlord hereby leases to Tenant facilities located at 522 West Main Street, Tupelo, MS 38804, comprising

_____ (description of office space or Cowork space) on the Eastern side of the premises.

2. Term

The term of the Lease shall be ___ months, commencing on the _____ day of _____ 202___,

and terminating on the _____ day of _____ 202___, unless sooner terminated under the provisions of this Lease Agreement.

3. Rent

During the term of this Lease, Tenant shall pay to Landlord rental of _____ per month, payable on the 5th day of each month.

4. Restrictions on Use

A. Tenant shall not use the Premises in any manner that will increase risks covered by insurance on the Premises and result in an increase in the rate of insurance or a cancellation of any insurance policy, even if such use may be in furtherance of Tenant's business purposes.

B. Tenant shall not allow any waste or nuisance on the Premises or use or allow the Premises to be used for any unlawful purpose.

C. See "Tenant Handbook" for additional restrictions, policies, and procedures for use of Premises.

5. Utilities

Indigo Cowork, LLC shall arrange and pay for some utilities furnished to the Premises for the term of this Lease Agreement, including but not limited to electricity, gas, water, and sewer. **Landlord** shall pay for internet and **Tenant** shall pay for telephone services provided by SouthTec and set up by Indigo Cowork.

6. Entry on Premises by Landlord

A. Landlord reserves the right to enter on the Premises at reasonable times to inspect them, perform required maintenance and repairs, or to make additions, alterations, or modifications to any part of the building in which the Premises are located, and Tenant shall permit Landlord to do so.

B. Landlord may erect scaffolding, fences, and similar structures, post relevant notices, and place moveable equipment in connection with making alterations, additions, or repairs, all without incurring liability to Tenant for disturbance of quiet enjoyment of the Premises, or loss of occupation of the Premises.

7. Nonliability of Landlord for Damages

Landlord shall not be liable for liability or damage claims for injury to persons or property from any cause relating to the occupancy of the Premises by Tenant, including those arising out of damages or losses occurring on sidewalks and other areas adjacent to the Premises during the term of this Lease Agreement or any extension of such term. Tenant shall indemnify Landlord from any and all liability, loss, or other damage claims or obligations resulting from any injuries or losses of this nature.

8. Breach

The failure of Tenant to comply with each term and condition of this Lease Agreement shall constitute a breach of this Lease Agreement. Tenant shall have 30 days after receipt of written notice from Landlord of any breach to correct the conditions specified in the notice. If the corrections cannot be made within the 30-day period, Tenant shall have a reasonable time to correct the default if action is commenced by Tenant within 30 days after receipt of the notice. If the Tenant wishes to end this lease prior to the twelve (12) month period listed above, Tenant must give Landlord 30 days' notice.

9. Governing Law

This Lease Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Mississippi.

10. Entire Agreement and Modification

This Lease Agreement, and materials referenced herein, shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease Agreement shall not be binding upon either party except to the extent incorporated in this Lease Agreement. Any modification of this Lease Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

WITNESS our signatures as of _____, 2020.

(Signature)

(Signature)

By: _____
(Printed Name and Title)

By: _____
(Printed Name and Title, if Any)

For: Indigo Cowork, LLC
(Represented Company)

For: _____
(Represented Company, if Any)