**Restaurant Lease Agreement**

**Between:**

|  |
| --- |
| Click or tap here to enter text. |
| Click or tap here to enter text. |

**Permeable:**

WHEREAS the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Department) has been approached by the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ with a proposal to operate a takeout restaurant from the snack bar at the following location:

And WHEREAS the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ leases the lands known as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ from the Government of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and is responsible for the maintenance and operation of the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ located on the said lands, including the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

And WHEREAS the town and the operator have agreed upon terms for the rental of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

Now THEREFORE the parties agree as follows:

|  |  |
| --- | --- |
| **Term of Agreement** | |
| *Term of Agreement* |  |
| *Concession* |  |
| *Rental Fee* |  |
| *Utility Surcharge* |  |
| *Agreement Null and Void for Non-compliance or Non-payment* |  |
| *Hours of Operation* |  |
| *Menu & Restrictions* |  |
| *Health Unit Inspection & Approvals* |  |
| *Refrigeration, Safe Food Handling, etc.* |  |
| *Equipment Installation and Provision* |  |
| *Town approval of Equipment* |  |
| *Maintenance & Cleanliness of Equipment* |  |
| *Clean, Safe & Neat Appearance* |  |
| *Grease Disposal* |  |
| *Periodic Inspection by Town* |  |
| *Health & Safety Inspections* |  |
| *Health & Safety Training* |  |
| *Notice of Accidents* |  |
| *WSIB Coverage or equivalent* |  |
| *Deliveries, Set up & Storage* |  |
| *Permits, Licenses & Taxes* |  |
| *Liability Insurance* |  |
| *Security and Property Insurance* |  |
| *Indemnification* |  |
| *Notice for Termination by Parties* |  |
| *Removal of Equipment* |  |
| *Leasehold Improvements* |  |
| *Security Deposit* |  |
| *Town not responsible for costs* |  |
| *Renewal of Agreement* |  |
| *Assignment* |  |
| *Miscellaneous* |  |

**IN WITNESS WHEREOF**, the said Parties have by their proper officers hereunto set their hands and seals.

**DATED** the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20XX.

Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sealed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Delivered \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name(s) of Witness \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_