SAMPLE COMMERCIAL LEASE AGREEMENT

This legally binding agreement was drafted in quadruplicate

Between

Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_ date and place of birth \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_

address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ tax code \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinunder the ‘’Landlord’’)

And

The company \_\_\_\_\_\_\_\_\_\_\_\_ whose registered office is in \_\_\_\_\_\_\_\_\_\_\_\_ , registered in the Italian Business Register of \_\_\_\_\_\_\_\_\_\_\_ No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_ and in the R.E.A. (Economic Administrative List) at the C.C.I.A.A. (Chamber of Commerce) of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , VAT No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the figure of its legal representative pro tempore \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (date and place of birth \_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and domiciled at the company’s headquarters) in the figure of sole administrator, hereinunder the ‘’Tenant’’;

Given that:

The Landlord is the owner of the real estate located in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ with a total area of \_\_\_\_\_\_\_\_\_\_ sqm, consisting of four compartments downstairs and four upstairs, cadastral sheet \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ;

The tenant wishes to rent the aforementioned real estate for the purpose of pursuing her business of consultancy and welfare services;

At the time of the delivery the Landlord guarantees that the real estate complies with the zoning and building’s requirements indicated in the Article 1578 of the Civil Code;

The parties agree as follow:

1)Premise

The initial paragraphs constitute an integral and substantial part of this agreement for all legal purposes.

GROUP A (Topini-Vanzanelli)