

Church Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

## STANDARD LEASE AGREEMENT (Short Form)

(One Time Use, Maximum of Three Days)

This Lease Agreement (the "Lease") is made and entered into effective as of \_\_\_\_\_, 20\_\_, under an agreement with the Presbytery of San Jose, a non-profit California corporation (the "Presbytery"), between \_\_\_\_\_ Presbyterian Church, a non-profit California corporation (the "Church") (the Presbytery and the Church hereinafter collectively referred to as the "Landlord"), and \_\_\_\_\_ (the "Tenant" – could also be a vendor or contractor).

For good and valuable consideration, the parties agree as follows:

1. **Premises.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the following space in the church facilities:

\_\_\_\_\_

For the following purposes:

\_\_\_\_\_

2. **Term.** The lease term shall commence on \_\_\_\_\_, 20\_\_ and shall terminate on \_\_\_\_\_, 20\_\_.
3. **Lease Payments.** Tenant shall pay to Landlord a sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) including a non-refundable/refundable (cross out the appropriate choice) security deposit of \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
4. **Condition of Property.** Tenant has inspected the Premises and hereby accepts the Premises "AS IS," in the condition existing as of the date hereof.
5. **Damage to Premises.** Tenant will be liable for any damage to the facilities and/or furnishings in or about the Premises resulting from the acts or omissions of Tenant, Tenant's guests or Tenant's third party vendors and service providers. Tenant shall immediately report any such damage to Landlord. In the event of such damage, the repairs will be carried out by Landlord and paid for by Tenant.
6. **Liability Insurance.** Tenant shall obtain for the term of the Lease at Tenant's expense, in companies and through brokers approved by Landlord, public liability insurance with personal injury limits of at least \$1,000,000 for injury to one person, and \$1,000,000 for any one accident, and a limit of at least \$1,000,000 for damage to property. ***Landlord shall be named as an additional insured on such insurance policy.*** Tenant shall deliver to Landlord a certificate of the insurance carrier to the issuance of such policy before the beginning date of the term of this lease.
  - a. Tenants that hire service providers, individuals or subcontractors will also provide evidence of their current liability insurance, current Worker's Compensation insurance, appropriate auto



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IN WITNESS WHEREOF, the parties have executed this Lease effective as of the day and year first above written.

**LANDLORD**

**TENANT**

\_\_\_\_\_ **Presbyterian Church**

\_\_\_\_\_

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: \_\_\_\_\_

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Church Use Only**

\_\_\_\_\_ The Session of the Church on \_\_\_\_\_ (date) adopted this Tenant as a mission program of the church and waives item #6.

This agreement was reviewed by the following two people before approval was granted.

\_\_\_\_\_