

Commercial Lease

LEASES | TXR 2101

FITZ & CO. REAL ESTATE

Commercial Lease

TXR 2101

Commercial Lease & Addenda

What this form is for

Designed for leases of commercial tenancies of many types. Not to be used in complex transactions or to create a "lease purchase." Appropriate addenda may be attached.

Key sections and how to complete the form

Use the form in order. The sections below explain the main decisions, blanks, disclosures, or deadlines the form is designed to address. Complete the actual form from the transaction facts and the instructions printed on the current version.

Parties and property

Identify the landlord/tenant or other parties and the exact property or space covered by the lease or addendum.

Term and money

Complete the applicable dates, rent, deposits, fees, or other monetary obligations stated in the form.

Rights, restrictions, and responsibilities

Review the sections allocating use, maintenance, access, default, insurance, or other responsibilities.

Notices and signatures

Complete notice information and obtain required signatures/dates. Keep the executed form with the underlying lease.

Related forms and resources

These documents may connect to this form depending on the property, financing, occupancy, disclosure requirements, or other facts of the transaction. Open the related resource to see what it does and how it is completed.

Commercial Lease Addendum for Extension of Term

TXR 2104

Review when: Extension of Term addendum for lease-renewal/extension rights.

Commercial Lease Addendum for Percentage Rent

TXR 2106

Review when: Percentage Rent addendum when rent includes a percentage-rent component.

Commercial Lease Addendum for Parking

TXR 2107

Review when: Parking addendum when parking rights/charges need separate terms.

Commercial Lease Guaranty

TXR 2109

Review when: Commercial Lease Guaranty when a guarantor will guarantee the tenant's obligations.

Commercial Lease Addendum for Tenant's Option for Additional Space

TXR 2110

Review when: Option for Additional Space when tenant receives rights to expand into additional space.

Commercial Lease Construction Addendum– (Tenant to Complete Construction)

TXR 2112

Review when: Construction addendum when the tenant will complete specified construction.

Commercial Lease Addendum for Contingencies

TXR 2119

Review when: Contingencies addendum when the lease depends on stated contingencies.

Commercial Lease Special Provisions Addendum

TXR 2125

Review when: Special Provisions addendum when the approved form specifically calls for additional negotiated provisions.

Texas REALTORS® form access

This is an educational guide. Access the current TXR form through your authorized Texas REALTORS® forms provider or brokerage forms system.

Need further assistance?

For transaction-specific questions, contact your broker or **Broker Rochelle Fitzgerald** at Fitz & Co. Real Estate.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fitz & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.

