



COMMERCIAL LEASE

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES

TENANT(S): Warehouse Outlet Inc	LANDLORD(S): Raj Verma
Authorized Signer Thomas Macdonald TENANT'S PRINCIPAL PLACE OF BUSINESS: 201 Station Road Quakertown, PA 18951	Authorized Signer LANDLORD'S PRINCIPAL PLACE OF BUSINESS:
TENANT'S EMAIL ADDRESS:	LANDLORD'S EMAIL ADDRESS:

PREMISES

A portion of the real property known as Suite Number(s) _____ floor(s), consisting of approximately _____ square feet and located at _____ 420 Station Road _____ ZIP _____ 18951 _____, in the municipality of _____ Quakertown _____ Unit(s) _____, County of _____ Bucks _____, in the Commonwealth of Pennsylvania, with improvements consisting of Warehouse Outlet, 5000 sqft warehouse, 10000 sqft warehouse, parking lot for 6 trailers

TENANT'S RELATIONSHIP WITH PA LICENSED BROKER

No Business Relationship (Tenant is not represented by a broker)

Broker (Company) _____	Licensee(s) (Name) _____
Company Address _____	State License # _____
Company Phone _____	Direct Phone(s) _____
Company Fax _____	Cell Phone(s) _____
Broker is (check only one):	Email _____
<input type="checkbox"/> Tenant Agent (Broker represents Tenant only)	Licensee(s) is (check only one):
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Tenant Agent (all company licensees represent Buyer)
	<input type="checkbox"/> Tenant Agent with Designated Agency (only Licensee(s) named above represent Buyer)
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)

Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Tenant)

LANDLORD'S RELATIONSHIP WITH PA LICENSED BROKER

No Business Relationship (Tenant is not represented by a broker)

Broker (Company) _____	Licensee(s) (Name) _____
Company Address _____	State License # _____
Company Phone _____	Direct Phone(s) _____
Company Fax _____	Cell Phone(s) _____
Broker is (check only one):	Email _____
<input type="checkbox"/> Landlord Agent (Broker represents Landlord only)	Licensee(s) is (check only one):
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Landlord Agent (all company licensees represent Landlord)
	<input type="checkbox"/> Landlord Agent with Designated Agency (only Licensee(s) named above represent Landlord)
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)

Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Landlord)

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agent for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Tenant Initials: / T.M.

Landlord Initials: