



**REALTORS® ASSOCIATION OF NEW MEXICO
COMMERCIAL PROPERTY RENTAL/LEASE AGREEMENT
TRIPLE NET ADDENDUM NO. _____ - 2013**

This ADDENDUM is a part of the COMMERCIAL PROPERTY LEASE f _____
(Property) between _____
(Landlord) and _____ (Tenant)
dated: _____.

TRIPLE NET (NNN) LEASE: This lease is a NNN lease - the Tenant shall pay the rents agreed to in the Lease Agreement, including Common Area Maintenance (CAM) charges if any, and unless otherwise provided herein, shall pay all expenses associated with the ownership, operations, maintenance, and repair of the property; this includes utilities, taxes, insurance, maintenance, landscaping, security, and repairs of routine items and major components.

Tenant will put all utilities in an account of their choosing. Utility bills shall be sent to the Tenant, not the Landlord.

Tenant Landlord shall arrange for the tax liabilities to be sent to the Tenant and Tenant shall be responsible for payment thereof with proof of payment provided to the Landlord.

Tenant shall arrange for Building and Liability Insurance with a provider approved by the Landlord with the following coverage amounts:

Liability: _____
Building: _____
Umbrella: _____
Other: _____

The following are exceptions to this NNN lease and will be paid by the Landlord:

- No exceptions
- HVAC major components (compressor, fan motor, etc.)
- Major roof repair/replacement - not to include routine leaks
- Major structural damage to the shell of the building
- Major replacement of water main and sewer main or plumbing not inside the shell of the building
- Replacement of the sidewalks - not to include routine repairs
- Repaving/Replacement of parking lot surface - not to include paint/stripping
- Expenses required by changes in building codes or city ordinances that are not "grandfathered-in" to the Property.
- The following special expenses:
 - 1. : _____
 - 2. : _____
 - 3. : _____
- Other: _____

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TENANT'S SIGNATURE

Tenant Name

Tenant Name

Tenant Signature

Date

Time

Tenant Signature

Date

Time

By _____

Name of Person who signs on behalf of a legal entity other than an individual

Its _____

Office or Title of Signer if Lessee is a legal entity other than an individual

Accepted and agreed to on _____, _____ at _____ a.m. p.m.

LANDLORD'S SIGNATURE

Landlord's Name

Landlord's Name

Landlord's Signature

Date

Time

Landlord's Signature

Date

Time

By _____

Name of Person who signs on behalf of a legal entity other than an individual

Its _____

Office or Title of Signer if Lessee is a legal entity other than an individual

Accepted and agreed to on _____, _____ at _____ a.m. p.m.