PUBLIC FICTIONAL SAMPLE — BC Commercial Lease Agreement

1. Parties and premises

This Commercial Lease Working Template is dated October 12, 2026 and records terms discussed by:
Landlord legal name: Sample Property Holdings Ltd.
Landlord address for notices: 100 Sample Avenue, Vancouver, BC V6B 1A1
Tenant legal name: Example Retail Co. Ltd.
Tenant address for notices: 200 Example Street, Vancouver, BC V6B 2B2
Commercial premises address: 300 Fictional Boulevard, Vancouver, BC V6B 3C3
Suite, unit, or premises description: Unit 204, approximately 1,000 square feet
Permitted use: Retail sale of non-regulated lifestyle goods
The Tenant must not use the premises for a materially different use without written agreement from the Landlord and any approvals required by law.

2. Intended term and possession

Lease start date: November 1, 2026
Lease end date: October 31, 2029
Possession date: October 25, 2026
This template records the intended term only. It does not determine whether any condition, renewal right, early termination, or possession arrangement is appropriate.

3. Base rent and payment

Monthly base rent: $3,500 CAD plus applicable taxes
Rent due day: first day of each month
Payment method: Sample electronic funds transfer
Rent-free period or other incentive: No sample rent-free period or incentive
The parties should attach a written rent schedule if base rent changes during the term.

4. Additional rent and operating costs

Additional-rent or operating-cost arrangement: Sample estimate of proportionate operating costs, subject to a written schedule and reconciliation
This template does not calculate operating costs, taxes, insurance, or a proportional share. The parties should identify cost categories, calculation method, timing, records available, and any estimate or reconciliation process in a written schedule before signing.

5. Security, insurance, utilities, and maintenance

Security deposit or other security arrangement: Sample security deposit equal to one month of base rent, subject to a written receipt and agreed terms
Insurance and evidence arrangement: Each party to arrange the insurance it has agreed in writing and exchange evidence before possession
Utilities and service responsibility: Tenant pays separately metered utilities; other utilities only as stated in a written schedule
Repairs and maintenance allocation: Landlord and tenant responsibilities to be listed in a written schedule before signing
The parties should confirm the scope, limits, deductibles, exclusions, and evidence requirements before signing.

6. Alterations and improvements

Alterations, leasehold improvements, signage, and restoration arrangement: No improvements or signage are authorized in this fictional sample
This template does not replace a detailed work letter, permit process, construction agreement, or environmental allocation.

7. Assignment, renewal, and notices

Assignment or subletting arrangement: No assignment or subletting without a separate written agreement
Renewal or extension arrangement: No renewal option is included in this fictional sample
Notice delivery method: Written notice by the addresses stated above, subject to a completed notice clause
These subjects can materially change commercial risk and should be reviewed before reliance.

8. Default, disputes, and legal advice

Stated default or dispute-discussion arrangement: Parties will exchange written details and seek legal advice before relying on a default or remedy
Questionnaire risk prompt — personal guarantee or material indemnity: No
Questionnaire risk prompt — major build-out, environmental, demolition, or relocation term: No
This template does not create a complete remedy regime or determine statutory rights. Seek legal advice before relying on any default, termination, re-entry, guarantee, environmental, relocation, demolition, franchise, or material-build-out term.

9. Signatures

By signing, each party confirms they have reviewed the completed terms and had the opportunity to obtain legal advice. This does not state that either party received legal advice or that the document is enforceable.

Landlord signature: _____ Date: _____

Tenant signature: _____ Date: _____

Witness or legal-advice details (if used): _____

Document information

Fictional layout example with invented names and terms. Not a customer document, completed agreement, legal advice, legal review, court order, or signing/witnessing service.

This is an original BCLegalServices working template for recording limited commercial-premises terms supplied by the parties. It has not received qualified BC legal review. It is not legal advice, a negotiated full commercial lease, a personal guarantee, or a statement that any term is suitable or enforceable. Commercial leasing commitments can be significant. Obtain BC commercial-leasing advice before signing where the commitment or risk is material.

This template is for general informational purposes only and does not constitute legal advice. Laws vary and change. Consult a qualified BC legal professional as appropriate before signing a legal agreement. BCLegalServices.ca is not a law firm.