

Restaurant Lease Agreement

Food Service, Restaurants & Cloud Kitchens

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This guide explains what the tool produces, how to use the output, and what to watch for. The actual output (draft/report) is generated on the tool page.

Background

Drafts a commercial lease for a food outlet with discrete terms — premises, permitted use, rent and escalation, deposit, term, lock-in, fit-out and licence support. Use it to lease premises. Fill each term separately.

Purpose of this tool & output

Lease restaurant premises on clear terms

How the output is used

Use the draft to lease restaurant premises on clear terms — term, rent, use, fit-out and exit.

Who receives it

The lessor (owner) and the restaurant (lessee) — both sign; registered and a copy each.

Fees & charges

Stamp duty and registration charges per your state (a long lease usually must be registered).

Who should vet it

A property lawyer, to verify title, permitted commercial/food use and the registration requirement.

Important cautions

Template for guidance, not legal advice. For food premises, the permitted-use clause and the owner obligation to provide NOCs/consents for licences (FSSAI/fire/eating-house/liquor) are critical — a lease that blocks licensing is worthless. Register the lease and have a lawyer review before signing.

Companion documents

- Food Franchise Agreement
- Catering / Event Contract
- Supplier / Vendor Agreement
- Restaurant Employment Agreement
- Aggregator Agreement Review
- Cloud Kitchen Space / Partnership Agreement

This is AI-assisted guidance. Verify with a qualified professional before any binding decision. Fees, authorities and processes vary by state and change over time — confirm with your state authority.

