

**THE TEXAS A&M UNIVERSITY SYSTEM  
INTRASYSTEM LEASE CONTRACT**

This Intrasystem Lease Contract ("Contract") is entered into by and between the members of **THE TEXAS A&M UNIVERSITY SYSTEM** (the "A&M System") specified below as "Contracting Parties."

**ARTICLE 1**  
**CONTRACTING PARTIES**

1.01 The Performing Member is \_\_\_\_\_  
(hereinafter "\_\_\_\_\_").

1.02 The Receiving Member is \_\_\_\_\_  
(hereinafter "\_\_\_\_\_").

1.03 \_\_\_\_\_ and \_\_\_\_\_ will be referred to herein collectively as "the Parties."

**ARTICLE 2**  
**SERVICES TO BE PERFORMED**

2.01 General.

(a) The property described as \_\_\_\_\_  
(the "Building") located at \_\_\_\_\_  
has been assigned by the A&M System to \_\_\_\_\_.

(b) The portion of the Building to be leased (the "Leased Premises") by \_\_\_\_\_ is  
approximately \_\_\_\_\_ square feet and will include room numbers \_\_\_\_\_.

2.02 Space Use.

(a) During the Term, \_\_\_\_\_ agrees to provide \_\_\_\_\_ with the exclusive use of the  
Leased Premises and the nonexclusive use of all common areas and parking not otherwise reserved for  
exclusive use.

(b) Special Provision: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

(c) Special Provision: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

2.03 Repairs and Improvements.

(a) \_\_\_\_\_ may, at its cost, make repairs and/or construct improvements to the Leased  
Premises during the Term of the Contract as may be necessary and/or deemed required by \_\_\_\_\_  
for its use of the Leased Premises.

(b) Any construction of improvements and/or repair plans, excluding minor repairs typically required for building occupation, must be approved in writing by \_\_\_\_\_ prior to commencement of the construction or repairs. \_\_\_\_\_'s approval of improvements or repairs shall not be unreasonably withheld or delayed.

(c) \_\_\_\_\_ will be responsible for the cost of any repairs due to damage of the Leased Premises during the Term of the Contract.

(d) Special Provision: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

2.04 Furnishings and Equipment. Furnishings and equipment acquired by \_\_\_\_\_ for use in the Leased Premises will remain the property of \_\_\_\_\_ and may be removed by \_\_\_\_\_ at any time.

**ARTICLE 3**  
**CONTRACT AMOUNT AND PAYMENT**

3.01 Rent.

(a) During the Term, \_\_\_\_\_ will pay \_\_\_\_\_ \$ \_\_\_\_\_ per month as rent for the use of the Leased Premises which is the nearest practicable estimate of the cost incurred by \_\_\_\_\_ for the Leased Premises.

(b) The rent set forth in Section 3.01(a) shall include all utilities, IT connections and basic support, and routine facility maintenance.

(c) \_\_\_\_\_ will be responsible for any consumable supplies used in the Leased Premises, personal protective equipment, and additional support services not mentioned in Section 3.01(b), and cleaning beyond routine facility maintenance.

**ARTICLE 4**  
**TERM OF CONTRACT**

4.01 Term. This Contract shall commence on \_\_\_\_\_, 20\_\_ and shall expire at midnight on \_\_\_\_\_, 20\_\_, unless terminated sooner by mutual agreement or as provided by Section 4.02 of this Contract.

4.02 Early Termination. Either party may terminate this Contract without cause by sending the other party 60 calendar day's written notice stating the intent to terminate.

**ARTICLE 5**  
**MISCELLANEOUS**

5.01 Notices. Any notice required or permitted under this Contract must be in writing, and shall be addressed as follows:

_____:	_____
	Attn: _____
	_____
	Phone: _____
	Email: _____
_____:	_____
	Attn: _____
	_____
	Phone: _____
	Email: _____

The parties can change their respective notice address by sending to the other party a notice of the new address.

5.02 Assignment. This Contract may not be assigned by either party.

**ARTICLE 6**  
**CERTIFICATIONS**

6.01 By execution of this Contract, the parties certify that:

(a) The services specified above are necessary and authorized for activities that are properly within the statutory functions and programs of the affected members of The Texas A&M University System; and

(b) The services, materials or equipment contracted for are not required to be supplied under contract given to another vendor.

6.02 By execution of this Contract, \_\_\_\_\_ certifies that it has the authority to contract for the above services by authority granted in Texas Education Code 88.001 and current appropriation acts.

6.03 By execution of this Contract, \_\_\_\_\_ certifies that it has the authority to contract for the above services by authority granted in Texas Education Code 88.001 and current appropriation acts.

6.04 By execution of this Contract, the parties bind themselves to the faithful performance of this Contract.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

Executed by \_\_\_\_\_, as the Performing Member, this \_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ by a duly authorized officer.

\_\_\_\_\_,  
a member of The Texas A&M University System,  
an agency of the State of Texas

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Executed by \_\_\_\_\_, as the Receiving Member, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by a duly authorized officer.

\_\_\_\_\_,  
a member of The Texas A&M University System,  
an agency of the State of Texas

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_