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Commercial leases come in 4 flavors

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Residential lease signs are not the only advertisements cropping up in a down Michigan economy.

Ads for commercial property leases are becoming more prominent, too.

Although renting a property may seem simple, there are aspects to consider, such as the type of lease you want. Generally, there are four types of commercial leases:

- Net lease. These generally are used if you will be the sole occupant of the premises. Insurance, taxes, and maintenance are the tenant's responsibility.
- Percentage rent lease. The tenant pays the landlord a base or minimum rent and a percentage of the gross income. The tenant has insurance responsibilities.
- Gross lease. The tenant pays monthly rent and the costs of maintaining the premises, including utilities.
- Month-to-month lease. This normally is used to rent an entire building for short-term use. These leases generally require rents in advance or deposits.

Both parties have the bargaining power to change or amend agreements, so negotiate on your own behalf, and seek legal counsel on any issues that arise.

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