

# Recreational Cannabis Dispensary Lease (Pro-Landlord)

A Practical Guidance® Template by Meital Manzuri and Alexis Lazzeri, Manzuri Law



Meital Manzuri  
Manzuri Law



Alexis Lazzeri  
Manzuri Law

This template provides a comprehensive lease agreement for leasing stand-alone retail space specifically tailored for recreational cannabis dispensaries. The template is pro-landlord with annotations for both landlords and tenants. Structured as a triple-net lease, it requires tenants to bear

costs including property taxes, insurance, and maintenance expenses beyond base rent. Key highlights include clearly defined terms for permitted cannabis activities, responsibilities for securing and maintaining necessary licenses, detailed clauses on alterations, and specific landlord protections such as security deposits and prepaid rent to mitigate risk. Optional clauses provide flexibility for renewal options, site-specific disclosures (e.g., septic system, fire sprinklers), and cannabis licensing contingencies. The template emphasizes regulatory compliance and includes detailed provisions on insurance requirements, utility payments, damage and casualty handling, eminent domain, and tenant defaults. Counsel may use this template to tailor the lease to their local cannabis regulations and ensure legal compliance. This template suits landlords aiming to clearly delineate tenant responsibilities and minimize risks inherent in leasing to cannabis businesses.

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### **Meital Manzuri, Managing Partner, Manzuri Law**

Meital Manzuri is the Managing Partner for Manzuri Law and has been trailblazing cannabis and hemp legal issues since 2005. As one of the first cannabis and hemp business attorneys in California, Meital has earned her reputation for dedication to excellence in advising commercial cannabis and hemp businesses on a myriad of issues. Recently named one of the nation's [top cannabis attorneys](#) for her expert knowledge and experience, Meital leads a consummate team of cannabis attorneys.

Meital is the Managing Partner at Manzuri Law and represents cannabis and hemp businesses throughout the supply chain. Meital has grown Manzuri Law alongside the evolution of the cannabis and hemp industries and has earned a reputation for providing premier legal services for industry operators. Meital's practice areas include negotiation, deal structuring and strategy in light of cannabis licensing issues, obtaining new licenses, M&A related due-diligence, advice and counsel for regulatory compliance, corporate formation and governance, early-stage growth financing, sales and acquisitions, IP licensing, commercial transactions, best business practices, and defense. With nearly 15 years of legal experience in cannabis & hemp law under her belt, Meital has authored over 1000 articles on cannabis & hemp laws, wrote the revered "Comprehensive Guide to California Cannabis Laws", and dedicated hundreds if not thousands of hours to teaching attorneys and businesses the legal ins and outs of the nascent market. Meital prides herself on growing a firm that has become a pillar for legal resources and education for the cannabis industry, as well as a progressive model for the community. Her ability to persuade government agencies, judges, and juries alike, on behalf of her clients, has led to an incredibly successful track record. "Having grown my practice alongside the evolution of the Industry, I passionately and proudly provide the best legal services for cannabis and hemp businesses in the market". Among her many achievements in the space, she has authored hundreds of partnership deals, been involved in complex transactions, procured licenses for more than 100 different businesses, and successfully litigated some of the biggest federal and state cannabis cases to date. Ms. Manzuri is a seasoned attorney who has built the necessary relationships, giving her invaluable insight and making her a priceless asset in any case. Her preparation and performance speaks volumes about the concern, dedication and passion she has for her clients.

### **Alexis Lazzeri, Associate, Manzuri Law**

Alexis is an Associate Attorney at Manzuri Law, advising cannabis businesses across the state of California.

Alexis Lazzeri is a corporate and regulatory attorney advising cannabis businesses across the state of California. Ms. Lazzeri has been critical in assisting cannabis industry businesses with obtaining the necessary permits, local approvals and requisite licenses to lawfully participate in the State regulated market. Alexis daily works with clients to maintain regulatory compliance. Ms. Lazzeri has conducted legal and regulatory due diligence for several M&A deals and as part of her work, she has drafted memoranda on several novel cannabis and hemp and FDA related issues. While at UC Hastings, Alexis externed for San Francisco Superior Court Judge Andrew Y.S. Cheng. She also served as President of Law Students for Sensible Drug Policy and Executive Notes Editor of the Hastings Business Law Journal. There she published an article about products liability issues relating to cannabis edible products.

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