

# Demo 10: Extreme Risk Property Lease Agreement

## EXTREME RISK PROPERTY LEASE AGREEMENT

This Lease Agreement is made between the Owner and the Tenant.

### 1. Lease Period

The lease period shall be 5 years and cannot be terminated by the Tenant under any circumstances.

### 2. Security Deposit

The Tenant shall pay Rs. 3,00,000 as a non-refundable security deposit.

### 3. Rent Increase

The Owner may increase rent at any time without prior notice.

### 4. Maintenance and Repairs

All repairs including structural damage, plumbing, electrical, and external damage shall be borne solely by the Tenant.

### 5. Entry Rights

The Owner may enter the premises at any time without notice for inspection or other purposes.

### 6. Penalty Clause

Any delay in rent payment shall attract a penalty of Rs. 5,000 per day.

### 7. Liability

The Tenant shall be liable for any damages occurring on the property, including natural disasters and third-party actions.

### 8. Dispute Resolution

All disputes shall be resolved by an arbitrator appointed solely by the Owner. The decision shall be final and binding.

#### 9. Eviction

The Owner may evict the Tenant immediately without court intervention in case of any minor breach.

#### 10. Governing Law

This agreement shall be governed by the laws of India.