

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.