



## LEASE AGREEMENT

This Lease Agreement (hereinafter referred to as the "Agreement") is made on this \_\_\_\_ day of 11/9/2023 between:

Ramu Dhonde, hereinafter referred to as the "Lessor," and

Tatya Patil, hereinafter referred to as the "Lessee."

WHEREAS, Lessor is the owner of a certain piece of land located at Thukrat Wadi (hereinafter referred to as the "Premises").

WHEREAS, Lessee desires to lease the Premises for agricultural purposes, and Lessor wishes to lease the Premises to Lessee, subject to the following terms and conditions:

### 1. PREMISES AND TERM

1.1. Lease of Premises. Lessor leases the Premises to Lessee, along with any buildings, fixtures, and associated property (the "Leased Property").

Term. This Agreement shall commence on the Effective Date and continue for [4] years, with an option for renewal.

## RENT

Rent Amount. Lessee shall pay monthly rent of [Monthly Rent Amount] on the first day of each month.

Late Payment. A late fee of [Late Fee Amount] will be charged if rent is not paid within [Grace Period] days of the due date.

Security Deposit. Lessee shall provide a security deposit of [Security Deposit Amount] as a guarantee of performance.

## USE OF PREMISES

Agricultural Use. Lessee shall use the Leased Property solely for agricultural purposes, complying with all applicable laws, including the Indian Penal Code (IPC) and other relevant Indian laws.

## MAINTENANCE AND REPAIRS

Lessee's Responsibility. Lessee is responsible for maintaining the Leased Property in good condition.

Alterations and Improvements. Lessee must obtain written consent for any alterations or improvements.

## INSURANCE

Lessee's Insurance. Lessee shall maintain comprehensive general liability insurance.

Lessor's Insurance. Lessor shall maintain property insurance on the Leased Property.

## DEFAULT

Events of Default. Defaults include failure to pay rent, breach of this Agreement, abandonment of the Premises, or insolvency.

Remedies. Lessor may terminate the Agreement and seek damages for defaults in accordance with the Indian Penal Code (IPC) and other applicable Indian laws.

## TERMINATION

Termination by Lessor. Lessor may terminate with written notice for a material breach.

Termination by Lessee. Lessee may terminate with written notice if Lessor fails to remedy a default.

## NOTICES

Method of Notices. All written communications shall be sent by certified mail or overnight courier to the parties' addresses.

## GOVERNING LAW

This Agreement is governed by the laws of India, including the Indian Penal Code (IPC) and other relevant Indian laws.

## ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties, supersedes all prior agreements, and is binding upon their successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the Effective Date.

[Signature of Lessor]  
Ramu Dhonde  
Date :

[Signature of Lessee]  
Tatya Patil  
Date: 9/11/2023