

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT (the "Lease") is made and entered into as of the Effective Date by and between Lessor ("Landlord") and Lessee ("Tenant").

1. PREMISES.

Landlord hereby leases to Tenant the premises described as [Address] (the "Premises") subject to the terms and covenants herein.

2. TERM.

The Lease term shall commence on [Commencement Date] and shall continue for a fixed term of twelve (12) months, unless sooner terminated in accordance with this Lease.

3. RENT; SECURITY DEPOSIT.

Tenant shall pay monthly rent of INR [Amount] due on the first day of each month. Tenant shall deposit a security deposit equal to one month's rent, to be held by Landlord subject to lawful deductions for damages beyond normal wear and tear.

4. USE; OCCUPANCY.

The Premises shall be used solely for residential purposes by no more than [Number] occupants. Tenant shall not use the Premises for any unlawful purposes nor create a nuisance.

5. MAINTENANCE; REPAIRS.

Tenant shall keep the Premises in a clean and sanitary condition and shall promptly notify Landlord of any defects. Landlord shall be responsible for repairs except where damage is due to Tenant's negligence or willful misconduct.

6. ASSIGNMENT; SUBLETTING.

Tenant shall not assign this Lease or sublet the Premises without Landlord's prior written consent, which shall not be unreasonably withheld.

7. DEFAULT; REMEDIES.

If Tenant defaults in the payment of rent or breaches any covenant, Landlord may terminate the Lease and pursue all remedies available at law or in equity, including but not limited to re-entry, acceleration of rent, and damages.

8. HABITABILITY; STATUTORY COMPLIANCE.

Landlord represents that the Premises comply with applicable habitability standards and municipal regulations. Tenant shall comply with all statutes, ordinances, and regulations.

9. HOLDOVER.

Any holdover by Tenant without Landlord's consent shall, at Landlord's election, subject Tenant to double the monthly rent for the holdover period and shall not constitute a new tenancy.

10. GOVERNING LAW; ATTORNEYS' FEES.

This Lease shall be governed by the laws of the jurisdiction in which the Premises are located. The prevailing party in any action to enforce this Lease shall be entitled to recover reasonable attorneys' fees and costs.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the Effective Date.