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Definitions: 'Agreement' refers to this legally binding document. 'Party' refers to either the Lessor or the Lessee. 'Premises' refers to the immovable property described herein. 'Breach' refers to failure to comply with obligations under this Agreement, including failure to pay rent or violation of covenants.

Jurisdiction: Any dispute, controversy, or claim arising out of or relating to this Agreement shall be subject to the exclusive jurisdiction of the competent courts located in Bengaluru, Karnataka, India.

Arbitration: Any disputes shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996. The arbitral tribunal shall consist of a sole arbitrator mutually appointed by the Parties. The award of the arbitrator shall be final, binding, and enforceable in law.

Termination: This Agreement may be terminated by mutual consent, or by either Party providing not less than sixty (60) days' prior written notice to the other Party. Any default in payment or material breach shall entitle the aggrieved Party to seek damages and remedies available under law.

Indemnification: Each Party agrees to indemnify, defend, and hold harmless the other Party from and against any loss, liability, damage, claim, or expense arising from negligence, misconduct, or breach of this Agreement.

Confidentiality: The Parties shall maintain strict confidentiality with respect to the terms of this Agreement and all information exchanged hereunder, unless disclosure is mandated by law or a competent authority.

Force Majeure: Neither Party shall be held liable for any failure to perform obligations under this Agreement if such failure results from events beyond their reasonable control, including natural disasters, war, or acts of government.

Entire Agreement: This document constitutes the complete understanding between the Parties and supersedes all prior agreements, communications, or understandings, whether written or oral.

Governing Law: This Agreement shall be governed by, and construed in accordance with, the laws of India. The obligations of the Parties shall be enforceable in Indian courts of law.