

Test Rental Agreement (with issues)

RESIDENTIAL RENTAL AGREEMENT

This Agreement is made at [City] on this [Date] between:

Lessor: Mr. X, residing at [Address]

Lessee: Ms. Y, residing at [Address]

1. Premises Use

The Lessee may use the premises for both **residential and commercial purposes**.

2. Lease Term

The lease is granted for a term of **11 months**, automatically renewable unless the Lessor objects in writing.

3. Rent

The Lessee shall pay a monthly rent of ₹25,000, payable **only in cash**.

4. Security Deposit

The Lessee shall pay a **security deposit of ₹5,00,000**, non-refundable under any circumstance.

5. Repairs & Maintenance

The Lessee shall bear **all repair costs**, including major structural repairs, plumbing, and electrical work.

6. Termination by Lessor

The Lessor may terminate this lease **at any time without notice** and repossess the property.

7. Subletting

The Lessee shall not sublet the premises without Lessor's prior written consent.

8. Entry Rights

The Lessor shall have the right to **enter the premises at any time without notice** for inspection.

9. Dispute Resolution

All disputes shall be subject exclusively to the courts of [City], **waiving any right to appeal.**

10. Arbitration

Any disputes not resolved in court shall be referred to arbitration in accordance with rules decided solely by the Lessor.