

## Lease Agreement

This Lease Agreement ("Agreement") is entered into on the 1st day of January 2024, by and between:

Landlord: Gagan Singh, residing at 123 Main Street, Cityville, State, Zip Code

Tenant: Rahul Sharma, residing at 456 Elm Street, Townsville, State, Zip Code

Property:

The Landlord hereby leases to the Tenant and the Tenant hereby rents from the Landlord for residential purposes, the premises located at 789 Oak Avenue, Villagetown, State, Zip Code (the "Property").

Term:

The term of this Agreement shall commence on January 1, 2024, and shall continue for a period of 12 months, ending on December 31, 2024.

The Tenant shall have the option to renew this lease for an additional term subject to mutual agreement between the Landlord and Tenant.

Rent:

The Tenant agrees to pay rent to the Landlord in the amount of \$1,200 per month, payable in advance on the 1st day of each month.

Rent shall be paid by electronic bank transfer to the Landlord's designated bank account.

Security Deposit:

The Tenant shall deposit with the Landlord the sum of \$1,500 as security for the faithful performance of the terms of this Agreement.

The Security Deposit shall be held by the Landlord to cover any damages to the Property caused by the Tenant, reasonable wear and tear excepted.

#### Utilities and Services:

The Tenant shall be responsible for the payment of all utilities and services used on the Property during the term of this Agreement, including but not limited to electricity, water, gas, internet, and cable TV.

The Landlord shall be responsible for the maintenance and repair of major systems and structural components of the Property.

#### Use of Property:

The Tenant shall use the Property solely for residential purposes and shall not engage in any unlawful activities on the premises.

The Tenant shall not sublet the Property or assign this Agreement without the prior written consent of the Landlord.

#### Maintenance and Repairs:

The Tenant shall promptly notify the Landlord of any maintenance or repair issues on the Property.

The Landlord shall make reasonable efforts to promptly address and rectify any maintenance or repair issues reported by the Tenant.

#### Termination:

Either party may terminate this Agreement by giving 30 days' written notice to the other party.

Upon termination of this Agreement, the Tenant shall vacate the Property and return possession of the Property to the Landlord in good condition, reasonable wear and tear excepted.

#### Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of [State]. Any disputes arising out of or in connection with this Agreement shall be resolved exclusively by the courts of [State].

Entire Agreement:

This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes all prior agreements, understandings, negotiations, and discussions, whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Landlord:

[Signature]

Tenant:

[Signature]