**LEASE AGREEMENT**

This Lease Agreement is made on this \_\_\_ day of \_\_\_\_\_\_\_***, 20***, at \_\_\_\_\_\_\_\_\_\_\_\_,

**BETWEEN**

**[Landlord’s Name]**,
 S/o / D/o / W/o \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,
 Residing at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,
 (hereinafter referred to as the "Lessor"/"Landlord", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her heirs, executors, administrators and assigns)

**AND**

**[Tenant’s Name]**,
 S/o / D/o / W/o \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,
 Residing at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,
 (hereinafter referred to as the "Lessee"/"Tenant", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her heirs, executors, administrators and assigns)

**WHEREAS** the Lessor is the absolute owner of the premises situated at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter referred to as the "Premises").

**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

1. **Term** The lease shall be for a period of \_\_\_\_ months/years commencing from **/**/\_\_\_\_ and ending on **/**/\_\_\_\_.
2. **Rent** The Lessee agrees to pay a monthly rent of Rs. \_\_\_\_\_\_\_\_\_\_ (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only), payable on or before the \_\_\_ day of each calendar month.
3. **Security Deposit** The Lessee shall pay a refundable security deposit of Rs. \_\_\_\_\_\_\_\_\_\_ (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only), which shall be refunded at the end of the lease term after deducting dues, if any.
4. **Use of Premises** The Premises shall be used for **residential/commercial** purposes only. Subletting or assigning any portion is strictly prohibited.
5. **Maintenance and Repairs**
	* The Lessee shall keep the Premises clean and in good condition.
	* Any major structural repairs shall be the responsibility of the Lessor.
	* Minor repairs due to normal wear and tear shall be borne by the Lessee.
6. **Utilities** All utility bills such as electricity, water, and gas shall be borne by the Lessee during the lease term.
7. **Termination** Either party may terminate this Agreement by giving \_\_\_ days/months’ written notice.
8. **Possession and Handover** The Lessee shall vacate the Premises on the expiry or termination of this Agreement, handing over peaceful and vacant possession.
9. **Jurisdiction** This Agreement shall be governed by the laws of India. Any disputes shall be subject to the jurisdiction of courts in \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**IN WITNESS WHEREOF**, the parties hereto have set their hands on the day, month, and year first above written.

**Landlord's Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 **Name:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant's Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 **Name:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Witness 1:** Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Witness 2:** Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_