DOE-LEGISTS LAWYERS

LEASE AGREEMENT

This **Lease Agreement** ("Agreement") is made and entered into as of **[Effective Date]**, by and between **[Landlord Name]**, a **[State]** entity with its principal place of business at **[Landlord Address]** ("Landlord"), and **[Tenant Name]**, an individual/corporation with an address at **[Tenant Address]** ("Tenant").

RECITALS

WHEREAS, the Landlord is the owner or authorized agent of certain real property located at **[Property Address]** (the "Premises");

WHEREAS, the Tenant desires to lease the Premises from the Landlord for the purpose of **[residential/commercial/industrial]** use, and the Landlord is willing to lease the Premises to the Tenant under the terms and conditions set forth herein;

WHEREAS, the Landlord and Tenant acknowledge that this Lease Agreement sets forth their respective rights and obligations concerning the lease of the Premises;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS

For purposes of this Lease Agreement, the following terms shall have the meanings set forth below:

1.1 "Agreement" shall mean this Lease Agreement, including any schedules, exhibits, or amendments hereto.

1.2 "Landlord" shall refer to **[Landlord Name]**, including its successors, assigns, and legal representatives.

1.3 "Tenant" shall refer to **[Tenant Name]**, including its successors, assigns, and permitted subtenants.

1.4 "Premises" shall mean the real property located at **[Property Address]**, including any improvements, fixtures, and common areas included in the lease.

1.5 "Lease Term" shall mean the period commencing on **[Start Date]** and ending on **[End Date]**, subject to any renewal or termination provisions specified in this Agreement.

DOE-LEGISTS LAWYERS

1.6 "Rent" shall mean the total amount payable by the Tenant to the Landlord under this Agreement, as specified in **Clause 3**.

1.7 "Security Deposit" shall mean the amount of **$[Amount]** payable by the Tenant upon execution of this Agreement, to be held by the Landlord as security for compliance with the terms of this Lease.

1.8 "Commencement Date" shall mean the date on which the Tenant takes possession of the Premises, as specified in **Clause 2**.

1.9 "Expiration Date" shall mean the last day of the Lease Term unless earlier terminated in accordance with this Agreement.

1.10 "Use of Premises" shall mean the specific purpose for which the Tenant may use the Premises, as defined in **Clause 4** (e.g., residential dwelling, retail business, office space, etc.).

1.11 "Common Areas" shall refer to any shared spaces, facilities, or amenities that the Tenant is entitled to use in connection with the lease of the Premises, if applicable.

1.12 "Maintenance and Repairs" shall mean the responsibilities of the Tenant and Landlord concerning the upkeep of the Premises, as further described in **Clause 6**.

1.13 "Default" shall mean a breach of the terms of this Agreement by either party, as outlined in **Clause 8**, which may result in termination or other legal remedies.

1.14 "Force Majeure" shall mean any unforeseen event beyond the control of either party that prevents performance under this Agreement, including but not limited to natural disasters, government actions, or pandemics.

CLAUSE 2 – LEASE TERM AND POSSESSION

2.1 Lease Term
(a) The lease term (the "Lease Term") shall commence on **[Start Date]** (the "Commencement Date") and shall continue until **[End Date]** (the "Expiration Date"), unless earlier terminated in accordance with this Agreement.
(b) If the Tenant remains in possession of the Premises after the Expiration Date without a written extension or renewal agreement, such occupancy shall be considered a **holdover tenancy**, subject to the terms set forth in **Clause 2.4 (Holdover Tenancy).**

2.2 Renewal Option *(If Applicable)*
(a) The Tenant may have the option to renew the Lease Term for an additional period of **[Renewal Term Length]**, provided that:

- The Tenant is in compliance with all lease terms at the time of renewal.
- The Tenant provides the Landlord with written notice of intent to renew at least **[Number]** days prior to the Expiration Date.

DOE-LEGISTS LAWYERS

- The rental rate for the renewal period shall be **[$Amount] per [Month/Year]**, unless otherwise agreed upon in writing by both parties.
  (b) If the Tenant fails to provide notice of renewal within the specified timeframe, the Landlord shall have no obligation to extend the lease beyond the Expiration Date.

2.3 Early Termination *(If Applicable)*
(a) The Tenant may terminate this Lease Agreement prior to the Expiration Date by providing **[Number]** days' written notice and paying an early termination fee equal to **[Amount]**, unless waived by the Landlord.
(b) If the Landlord elects to terminate the lease early for reasons other than a Tenant Default, the Landlord must provide **[Number]** days' written notice and may be required to compensate the Tenant for reasonable relocation expenses, unless otherwise stated in this Agreement.

2.4 Holdover Tenancy
(a) If the Tenant continues to occupy the Premises beyond the Expiration Date without a signed renewal agreement, the Tenant shall be deemed a holdover tenant.
(b) During the holdover period:

- The Tenant shall pay a rental rate of **[Percentage]% of the most recent monthly Rent** or a rate determined by the Landlord, subject to applicable laws.
- The Landlord may terminate the holdover tenancy by providing **[Number]** days' written notice to vacate.
- The Tenant shall remain subject to all terms of this Agreement except as modified by this provision.

2.5 Delivery of Possession
(a) The Landlord shall deliver possession of the Premises to the Tenant in a **clean, habitable, and tenantable condition** on the Commencement Date.
(b) If the Landlord fails to deliver possession of the Premises by the Commencement Date, the Tenant may, at its sole discretion:

- Delay rent payments until possession is granted.
- Terminate this Agreement if possession is not delivered within **[Number]** days of the Commencement Date, with a full refund of any rent or deposit paid.
  (c) The Tenant acknowledges that possession of the Premises is subject to any applicable zoning laws, building regulations, or homeowners' association (HOA) rules.

2.6 Surrender of Premises
(a) Upon expiration or termination of this Agreement, the Tenant shall:

- Vacate the Premises in the same condition as received, reasonable wear and tear excepted.
- Remove all personal property and return all keys, access devices, and security passes to the Landlord.
- Make any necessary repairs for damages caused by the Tenant beyond normal wear and tear.

DOE-LEGISTS LAWYERS

(b) The Landlord reserves the right to deduct reasonable repair or cleaning costs from the Security Deposit if the Premises is not returned in satisfactory condition.

CLAUSE 3 – RENT AND PAYMENT TERMS

3.1 Rent Amount and Due Date
(a) The Tenant agrees to pay the Landlord a monthly rent of **[$Amount]** (the "Rent"), payable on the **[Day]** of each month (the "Due Date"), beginning on **[Start Date]**.
(b) Rent payments shall be made in **[Payment Method: Check, Bank Transfer, Online Payment, Direct Deposit, etc.]** to the Landlord at **[Payment Address or Account Information]** or another method designated by the Landlord.
(c) If the Lease Term begins on a date other than the first day of a calendar month, the first month's Rent shall be prorated based on the number of days remaining in that month.

3.2 Security Deposit
(a) The Tenant shall pay a Security Deposit in the amount of **[$Amount]**, due upon execution of this Agreement.
(b) The Security Deposit shall be held by the Landlord as security for any unpaid rent, damages to the Premises, or other costs incurred due to the Tenant's failure to comply with the terms of this Agreement.
(c) The Security Deposit shall **[be OR not be]** applied toward the last month's Rent.

3.3 Late Fees and Returned Payments
(a) If Rent is not received by the Due Date, the Tenant shall pay a **late fee of [$Amount or Percentage]** for each day the Rent remains unpaid beyond **[Grace Period, if any]** days.
(b) If any Rent payment is returned for insufficient funds (NSF), the Tenant shall pay a **[$Amount]** NSF fee in addition to any applicable late fees.
(c) The Landlord reserves the right to require future payments in the form of **cash, money order, or certified check** if a payment is returned due to insufficient funds.

3.4 Rent Increases *(If Applicable)*
(a) The Landlord may increase the Rent after the initial Lease Term by providing the Tenant with **[Number]** days' written notice before the effective date of the increase.
(b) Any rent increase shall be reasonable and comply with applicable **local, state, or federal rent control laws**.

3.5 Additional Charges *(If Applicable)*
(a) In addition to Rent, the Tenant agrees to pay for:

- **Utilities:** [Specify which utilities are Tenant's responsibility, e.g., electricity, water, gas, trash, internet, etc.]
- **Parking Fees:** [$Amount] per month for assigned parking, if applicable.
- **Maintenance Fees:** [Specify any monthly or annual fees for common area maintenance, if applicable].

(b) Any unpaid additional charges shall be treated as unpaid Rent and subject to late fees.

DOE-LEGISTS LAWYERS

, CLAUSE 4 – USE OF PREMISES AND RESTRICTIONS

4.1 Permitted Use
(a) The Tenant shall use the Premises solely for **[residential/commercial/industrial]** purposes and shall not use the Premises for any unlawful or prohibited activities.
(b) If the Premises is leased for residential purposes, the Tenant shall use it solely as a private dwelling for **[number]** occupants.
(c) If leased for commercial purposes, the Tenant shall use the Premises for **[specific business activity, e.g., office space, retail, etc.]**, subject to compliance with zoning laws and business licensing requirements.

4.2 Compliance with Laws and Regulations
(a) The Tenant shall comply with all **federal, state, and local laws, ordinances, and regulations** applicable to the use and occupancy of the Premises.
(b) If applicable, the Tenant shall adhere to all **homeowners' association (HOA) or building rules** governing the Premises.
(c) The Tenant shall not use the Premises in any manner that would violate applicable zoning laws or cause a **nuisance** to neighbors or the surrounding community.

4.3 Prohibited Activities
The Tenant shall not engage in or permit the following on the Premises:
(a) Illegal drug activities, gambling, or any other criminal activities.
(b) Excessive noise or disturbances that disrupt neighbors or other occupants.
(c) Storing hazardous materials, flammable substances, or any items that pose safety risks.
(d) Running a business from the Premises (if residential) without the Landlord's written consent.
(e) Subleasing, renting, or assigning the Premises to another party without the Landlord's prior written approval.
(f) Structural modifications, major renovations, or painting the interior/exterior without prior approval.
(g) Keeping unauthorized pets, unless otherwise specified in **Clause 5 (Pet Policy, if applicable).**

4.4 Right of Entry
(a) The Landlord may enter the Premises for **inspection, repairs, or emergencies** by providing at least **[Number]** hours' notice, except in emergencies where no notice is required.
(b) The Tenant shall not unreasonably deny access to the Landlord or authorized personnel for necessary inspections or maintenance.

4.5 Alterations and Improvements
(a) The Tenant shall not make any structural or cosmetic alterations, including but not limited to:

- Installing fixtures, flooring, or built-in appliances.
- Painting or modifying walls or ceilings.

DOE-LEGISTS LAWYERS

- Changing locks without Landlord's approval.
  (b) If any alterations are approved, the Tenant shall be responsible for restoring the Premises to its original condition upon lease termination unless otherwise agreed in writing.

4.6 Subleasing and Assignment
(a) The Tenant shall **not sublease or assign** this Lease Agreement without the Landlord's prior written consent.
(b) If subleasing is permitted, the Tenant remains fully responsible for all lease obligations, including timely rent payments and property maintenance.

CLAUSE 5 – MAINTENANCE, REPAIRS, AND TENANT RESPONSIBILITIES

5.1 Landlord's Responsibilities
(a) The Landlord shall maintain the structural integrity of the Premises, including the **roof, walls, plumbing, electrical systems, and HVAC (heating, ventilation, and air conditioning) systems**, ensuring they remain in **good working condition**.
(b) The Landlord shall be responsible for **major repairs**, including:

- Repairs due to normal wear and tear.
- Fixing structural defects that impact the habitability of the Premises.
- Addressing issues related to water leaks, mold, or pest infestations not caused by the Tenant.
  (c) The Landlord shall ensure compliance with **building codes, safety standards, and habitability requirements**, including functioning smoke detectors, carbon monoxide detectors, and security locks.
  (d) In the event of an emergency repair, the Landlord shall arrange for repairs within **[number]** hours of receiving notice from the Tenant.

5.2 Tenant's Responsibilities
(a) The Tenant shall keep the Premises clean, safe, and in good condition and shall not engage in any activity that could cause damage to the property.
(b) The Tenant shall be responsible for **minor repairs and routine maintenance**, including but not limited to:

- Replacing light bulbs and air filters.
- Keeping plumbing fixtures clean and free of blockages.
- Maintaining the cleanliness of appliances and floors.
- Regularly taking out trash and ensuring proper waste disposal.
  (c) The Tenant shall notify the Landlord **immediately** of any issues that require repairs to prevent further damage.

5.3 Damage to the Premises
(a) The Tenant shall be responsible for the cost of repairs for any damages caused by **negligence, misuse, or intentional acts**, including:

DOE-LEGISTS LAWYERS

- Damage to walls, floors, or fixtures beyond normal wear and tear.
- Clogged drains due to improper use.
- Broken windows, doors, or locks caused by negligence.
  (b) If the Tenant fails to report necessary repairs that lead to further damage, the Tenant shall be liable for the cost of additional repairs.

5.4 Emergency Repairs
(a) In the event of an emergency repair that threatens **life, health, or the integrity of the Premises**, the Tenant shall:

- Immediately notify the Landlord via **[contact method: phone/email]**.
- If unable to reach the Landlord, take reasonable steps to prevent further damage, such as shutting off the water supply in case of a leak.
  (b) If the Landlord fails to respond within a reasonable timeframe, the Tenant may arrange for emergency repairs up to **[$Amount]** and seek reimbursement from the Landlord, provided the repair was necessary and documented with receipts.

5.5 Pest Control and Sanitation
(a) The Landlord shall ensure that the Premises is pest-free at the time of move-in.
(b) The Tenant shall be responsible for maintaining proper hygiene and sanitation to prevent pest infestations.
(c) If a pest issue arises during the Lease Term and is determined to be caused by the Tenant's negligence, the Tenant shall bear the cost of extermination.

5.6 Landscaping and Outdoor Maintenance *(If Applicable)*
(a) If the Premises includes a **yard, garden, or outdoor space**, the responsibility for landscaping maintenance shall be as follows:

- **Landlord's Responsibility**: General lawn care, tree trimming, and seasonal maintenance.
- **Tenant's Responsibility**: Routine lawn mowing, watering plants, and keeping the outdoor area free of debris.
  (b) The Tenant shall not make unauthorized modifications to outdoor areas, including planting trees or installing structures, without written approval from the Landlord.

CLAUSE 6 – UTILITIES AND SERVICES

6.1 Tenant's Responsibility for Utilities
(a) The Tenant shall be responsible for timely payment of the following utilities and services associated with the Premises:

- Electricity
- Water and Sewer
- Gas (if applicable)
- Internet and Cable TV
- Trash Collection

DOE-LEGISTS LAWYERS

- Any other utilities or services necessary for the Tenant's occupancy
  (b) The Tenant shall ensure that all utilities are transferred into their name as of the **Commencement Date** and remain active for the entire Lease Term.

6.2 Landlord's Responsibility for Utilities *(If Applicable)*
(a) The Landlord shall be responsible for the following utilities and services:

- [Specify if the Landlord covers water, gas, electricity, or other services]
- Any common area maintenance or services (for multi-unit buildings)
  (b) If utilities are included in the Rent, the Landlord shall provide a breakdown of the covered services in **Schedule A**.

6.3 Shared Utilities (If Applicable)
(a) If the Premises is part of a **multi-unit property** where utilities are shared, the Tenant shall:

- Pay a prorated share of the utility bills as determined by **[percentage, square footage, or another method]**.
- Receive a monthly statement from the Landlord detailing their portion of the utility costs.
  (b) Any disputes regarding shared utilities shall be resolved in good faith between the Tenant and Landlord.

6.4 Disruption of Services
(a) The Landlord shall not be held liable for any temporary interruptions in utility services caused by:

- Acts of God, natural disasters, or extreme weather conditions.
- Service provider outages or maintenance.
- Repairs or improvements conducted on the Premises or infrastructure.
  (b) In the event of a prolonged service disruption lasting more than **[number]** consecutive days due to the Landlord's negligence, the Tenant may request a prorated rent reduction for the period affected.

6.5 Unauthorized Utility Modifications
(a) The Tenant shall not:

- Install additional utility connections, including satellite dishes or external wiring, without prior written approval.
- Modify or tamper with water, electrical, or gas systems.
- Install high-energy consumption appliances (e.g., industrial equipment) without Landlord approval.
  (b) The Tenant shall be responsible for any fines, damages, or additional costs resulting from unauthorized modifications.

DOE-LEGISTS LAWYERS

CLAUSE 7 – INSURANCE AND LIABILITY

7.1 Tenant's Insurance Requirements
(a) The Tenant **shall OR shall not (choose applicable option)** be required to obtain and maintain **renter's insurance** for the duration of the Lease Term.
(b) If required, the Tenant shall obtain a **renter's insurance policy** with a minimum coverage of **[$Amount]** for personal property and liability protection.
(c) The Tenant shall provide proof of insurance within **[Number]** days of the Commencement Date and shall ensure the policy remains active throughout the lease period.
(d) The Tenant acknowledges that the Landlord's insurance does **not** cover the Tenant's personal belongings, and the Tenant assumes all risk for any **loss, theft, or damage** to their possessions.

7.2 Landlord's Insurance
(a) The Landlord shall maintain a **property insurance policy** covering structural damage to the Premises due to fire, natural disasters, or other covered perils.
(b) The Landlord's insurance **shall not cover** the Tenant's personal belongings, furniture, or any damage caused by the Tenant's negligence.

7.3 Tenant's Liability
(a) The Tenant shall be liable for any **damage, destruction, or loss** to the Premises caused by:

- The Tenant's negligence, misconduct, or failure to comply with lease terms.
- Damage caused by the Tenant's guests, family members, or subtenants.
- Intentional destruction or misuse of the property.
  (b) If the Tenant causes damage requiring repairs, the Tenant shall be responsible for the **cost of repairs**, which may be deducted from the Security Deposit or billed directly to the Tenant.

7.4 Indemnification
(a) The Tenant agrees to **indemnify and hold the Landlord harmless** from any claims, liabilities, or expenses arising from:

- Injuries sustained on the Premises due to the Tenant's negligence.
- Damage to the property caused by the Tenant or their guests.
- Any legal or financial obligations resulting from the Tenant's failure to comply with this Agreement.
  (b) The Landlord shall not be responsible for **injuries, accidents, or property loss** unless directly caused by the Landlord's negligence or failure to maintain the property in a habitable condition.

7.5 Liability for Natural Disasters and Unforeseen Events
(a) Neither party shall be liable for any loss, damage, or injury resulting from **acts of God, extreme weather conditions, earthquakes, fires, floods, government actions, or other force majeure events**.
(b) In the event that the Premises becomes **uninhabitable** due to a disaster or unforeseen event:

DOE-LEGISTS LAWYERS

- The Landlord shall not be required to provide alternative housing.
- The Lease may be **terminated or suspended** until the property is deemed safe for occupancy.

CLAUSE 8 – DEFAULT, REMEDIES, AND EVICTION PROCEDURES

8.1 Events of Default
The Tenant shall be considered in **default** under this Agreement if any of the following occur:
(a) **Non-Payment of Rent:** The Tenant fails to pay Rent or any other amounts due under this Agreement within **[Number]** days after the Due Date.
(b) **Violation of Lease Terms:** The Tenant fails to comply with any provision of this Agreement, including unauthorized subletting, property damage, or engaging in prohibited activities.
(c) **Illegal or Prohibited Conduct:** The Tenant engages in any illegal activity on the Premises, including but not limited to drug-related offenses, criminal activity, or activities that create a nuisance.
(d) **Abandonment:** The Tenant vacates the Premises without notifying the Landlord and fails to pay Rent for **[Number]** consecutive days.
(e) **Failure to Maintain the Premises:** The Tenant causes excessive damage to the property beyond normal wear and tear or fails to uphold their maintenance responsibilities.

8.2 Landlord's Remedies in Case of Default
If the Tenant is in default, the Landlord may take one or more of the following actions:
(a) **Notice to Cure:** The Landlord shall provide the Tenant with a written **Notice to Cure** specifying the default and allowing **[Number]** days to remedy the violation.
(b) **Late Fees and Penalties:** If the default relates to non-payment of Rent, the Tenant shall be required to pay all outstanding amounts, including late fees and penalties as outlined in **Clause 3.3 (Late Fees and Returned Payments).**
(c) **Legal Action for Eviction:** If the default is not remedied within the notice period, the Landlord may initiate eviction proceedings under applicable landlord-tenant laws.
(d) **Termination of Lease:** The Landlord may terminate this Agreement by providing written notice to the Tenant if the breach is not cured.
(e) **Recovery of Damages:** The Landlord may seek financial compensation for unpaid Rent, damages, or legal costs incurred due to the Tenant's default.

8.3 Eviction Procedures
If the Tenant fails to remedy a default, the Landlord may proceed with eviction as follows:
(a) **Notice to Vacate:** The Landlord shall serve a written Notice to Vacate, requiring the Tenant to leave the Premises within **[Number]** days.
(b) **Court Proceedings:** If the Tenant does not vacate, the Landlord may file for an eviction order in the appropriate court.
(c) **Forcible Removal:** If the court grants an eviction order, law enforcement may remove the Tenant from the Premises.
(d) **Personal Belongings:** The Tenant's belongings left on the Premises after eviction may be handled in accordance with local laws regarding abandoned property.

DOE-LEGISTS LAWYERS

8.4 Tenant's Remedies for Landlord's Default
If the Landlord **fails to uphold** their obligations under this Agreement, the Tenant may:
(a) **Provide Written Notice:** Notify the Landlord in writing of the issue and allow a reasonable period for resolution.
(b) **Withhold Rent (If Legally Permitted):** If the Landlord fails to maintain the Premises in a habitable condition, the Tenant may withhold Rent as allowed by law.
(c) **Repair and Deduct:** If the Landlord fails to make essential repairs within a reasonable time, the Tenant may arrange for necessary repairs and deduct the cost from Rent, subject to legal limitations.
(d) **Terminate the Lease:** If the Premises become uninhabitable due to the Landlord's failure to maintain them, the Tenant may terminate this Agreement without penalty.

8.5 Waiver of Rights
(a) The failure of either party to enforce any provision of this Agreement shall **not** be considered a waiver of future rights.
(b) Any waiver must be in writing and signed by both parties.

CLAUSE 9 – DISPUTE RESOLUTION AND GOVERNING LAW

9.1 Good Faith Negotiation
(a) In the event of any dispute, controversy, or claim arising out of or relating to this Lease Agreement, both parties agree to engage in **good faith negotiations** to resolve the matter before seeking legal action.
(b) Either party may submit a written notice detailing the dispute, after which both parties shall have **[Number]** days to attempt a resolution.

9.2 Mediation (If Applicable)
(a) If the parties are unable to resolve the dispute through negotiation, they agree to submit the dispute to **mediation** before proceeding to court or arbitration.
(b) The mediation shall be conducted in **[City, State]** by a mutually agreed-upon mediator, or if none is agreed upon, by a mediator appointed in accordance with **[mediation association or rules, if applicable]**.
(c) The cost of mediation shall be **shared equally** by both parties unless otherwise determined in the mediation process.

9.3 Arbitration (If Applicable and Enforceable)
(a) If mediation does not resolve the dispute, the matter shall be settled through **binding arbitration**, unless prohibited by local law.
(b) The arbitration shall be conducted in **[City, State]**, in accordance with the rules of **[Arbitration Association Name]**, or another mutually agreed-upon arbitration body.
(c) The decision of the arbitrator shall be **final and binding** on both parties, and a judgment may be entered in any court of competent jurisdiction.
(d) Each party shall bear its own legal costs, except that the arbitrator may award attorneys' fees to the prevailing party.

DOE-LEGISTS LAWYERS

9.4 Court Proceedings
(a) If mediation or arbitration is **not required or does not apply**, either party may file a lawsuit in the appropriate court located in **[City, State]**.
(b) The prevailing party in any litigation shall be entitled to recover **reasonable attorneys' fees and court costs** from the non-prevailing party.

9.5 Governing Law
(a) This Agreement shall be governed by and construed in accordance with the laws of the **State of [State]**, without regard to its conflict of law principles.
(b) Any legal actions, claims, or disputes arising under this Agreement shall be brought in the courts located in **[City, State]**, unless otherwise required by applicable landlord-tenant law.

9.6 Waiver of Jury Trial (If Permissible)
To the extent permitted by law, both parties **waive their right to a jury trial** in any dispute arising under this Agreement.

CLAUSE 10 – MISCELLANEOUS PROVISIONS AND FINAL TERMS

10.1 Entire Agreement
(a) This Lease Agreement, including any attached exhibits or addenda, constitutes the **entire agreement** between the Landlord and the Tenant.
(b) It supersedes all prior oral or written agreements, representations, or understandings related to the lease of the Premises.

10.2 Amendments and Modifications
(a) No amendment, modification, or waiver of any provision of this Agreement shall be valid unless made in **writing and signed** by both the Landlord and the Tenant.
(b) Any verbal agreements or promises shall have no legal effect unless documented in a signed addendum.

10.3 Severability
(a) If any provision of this Agreement is found to be **invalid, illegal, or unenforceable**, the remaining provisions shall remain in full force and effect.
(b) The parties agree to replace any unenforceable provision with a valid provision that most closely reflects the original intent.

10.4 Notices
(a) Any **notices** required under this Agreement shall be in writing and delivered by:

- Personal delivery
- Certified mail (return receipt requested)
- Email (if both parties have agreed in writing to receive notices electronically)
  (b) Notices shall be deemed **effective upon receipt** or, if sent by certified mail, **three (3) business days after mailing**.
  (c) The addresses for notice purposes are as follows:

DOE-LEGISTS LAWYERS

Landlord:
[Landlord's Name]
[Landlord's Address]
[Landlord's Phone Number]
[Landlord's Email (if applicable)]

Tenant:
[Tenant's Name]
[Tenant's Address]
[Tenant's Phone Number]
[Tenant's Email (if applicable)]

10.5 Assignment and Binding Effect
(a) The Tenant **may not** assign, sublease, or transfer their rights or obligations under this Agreement without the **prior written consent** of the Landlord.
(b) This Agreement shall be **binding upon and inure to the benefit** of the Landlord, the Tenant, and their respective successors and permitted assigns.

10.6 Force Majeure
Neither party shall be liable for **delays or failures in performance** caused by events beyond their control, including but not limited to **natural disasters, pandemics, governmental actions, labor strikes, or acts of terrorism**.

10.7 Waiver of Rights
(a) The failure of either party to enforce any provision of this Agreement shall **not** be considered a waiver of that provision.
(b) Any waiver must be in writing and signed by the waiving party.

10.8 Counterparts and Electronic Signatures
(a) This Agreement may be executed in **multiple counterparts**, each of which shall be deemed an original but together shall constitute one agreement.
(b) Electronic or digital signatures shall be **legally binding** and have the same effect as handwritten signatures.

DOE-LEGISTS LAWYERS

SIGNATURES

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

LANDLORD:
[Landlord's Name]
Signature: _____
Date: _____

TENANT:
[Tenant's Name]
Signature: _____
Date: _____

DOE-LEGISTS LAWYERS