

## LEASE DEED

(Sample Document – For Demonstration Purposes Only)

This Lease Deed is made on this \_\_\_\_ day of \_\_\_\_\_, 20, between:

**[Name of the Lessor]**, adult, residing at **[Lessor's Address]**, hereinafter referred to as the "**Lessor**" (which expression shall include their heirs, successors, legal representatives, and assigns) of the **First Part**,

**AND**

**[Name of the Lessee Entity]**, having its office at **[Lessee's Address]**, through its authorized representative, hereinafter referred to as the "**Lessee**" (which expression shall include its successors, legal representatives, and assigns) of the **Second Part**.

### WHEREAS

1. The Lessor is the absolute owner of House No. **[Property Address]**, and has agreed to lease it to the Lessee for residential purposes (boarding facility for staff).
2. The Lessee has been occupying the property on oral lease for the past ten years and has paid rent regularly.
3. Both parties now wish to record the terms of lease in writing to avoid any future legal disputes.
4. The Lessor agrees to lease the premises to the Lessee for a period of **11 months** commencing from the date of this agreement.

### NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

#### 1. Rent Payment:

The Lessee shall pay a monthly rent of Rs. **7,500/-**, payable on or before the **5th** day of each month without fail.

#### 2. Maintenance & Vacant Possession:

The Lessee shall maintain the premises in good condition and return it in the same state on termination or after giving one month's notice. Similarly, the Lessor may also issue one month's notice for vacating.

#### 3. Subletting & Usage:

The Lessee shall not sublet the premises and shall only use it for **residential purposes** for providing boarding facilities to staff.

#### 4. Holding Over:

If the Lessee continues to occupy the premises after expiry or termination, rent shall be payable for the extended stay.

#### 5. Repairs, Inspection, & Utilities:

The Lessor shall handle whitewashing and structural repairs. The Lessee shall maintain electric fittings, water connections, and pay applicable utility bills and taxes.

Violation of any terms may result in **immediate termination** by the Lessor.

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**IN WITNESS WHEREOF**, both parties have executed this Lease Deed on the date mentioned above.

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#### Witnesses:

1. \_\_\_\_\_
2. \_\_\_\_\_

#### Lessor

(Signature) \_\_\_\_\_

#### Lessee

(Signature) \_\_\_\_\_

***This is a sample lease deed for demonstration and educational purposes only. For personalized and enforceable legal drafts, contact LawFormed.***