

# LIFETIME LEASE AGREEMENT

Location: \_\_\_\_\_ Parties: \_\_\_\_\_

## Lessor Information:

Full Name: \_\_\_\_\_

Government ID / Driver License No.: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Lessee Information:

Full Name: \_\_\_\_\_

Government ID / Driver License No.: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Property Information:

Description of Leased Property: \_\_\_\_\_

Property Address: \_\_\_\_\_

Condition of Property: \_\_\_\_\_

## Lease Terms:

Term: \_\_\_\_\_

Rent Amount: \_\_\_\_\_ USD

Payment Schedule: \_\_\_\_\_

Security Deposit: \_\_\_\_\_ USD

## Use and Occupancy:

Permitted Use: \_\_\_\_\_

Occupants: \_\_\_\_\_

## Maintenance, Repairs, and Alterations:

Lessor's Responsibilities: \_\_\_\_\_

Lessee's Responsibilities: \_\_\_\_\_

## Insurance and Indemnification:

Insurance Requirements: \_\_\_\_\_

Indemnification Clause: \_\_\_\_\_

## Default and Termination:

Events of Default: \_\_\_\_\_

Remedies on Default: \_\_\_\_\_

Termination Procedures: \_\_\_\_\_

## Assignment and Subletting:

Restrictions on Assignment: \_\_\_\_\_

**Clause 1 – Lease Grant**

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Property described above for the duration and under the terms set forth in this Agreement.

**Clause 2 – Term and Renewal**

The term of this Lease Agreement is for the lifetime of the Lessee, commencing upon execution by both parties. There are no renewal provisions as the Lease is perpetual, subject to compliance with all terms herein.

**Clause 3 – Rent and Payment**

Lessee agrees to pay to Lessor the Rent Amount specified above according to the Payment Schedule. Failure to timely pay rent constitutes a material breach of this Agreement.

**Clause 4 – Security Deposit**

Lessee shall deposit with Lessor the Security Deposit as security for the full and faithful performance of all terms herein. Lessor may use the Security Deposit to remedy any default or damage caused by Lessee.

**Clause 5 – Use of Property**

Lessee shall use the Property solely for the Permitted Use specified above and shall comply with all applicable laws and regulations. No illegal activities or nuisance shall be allowed on the Property.

**Clause 6 – Maintenance and Repairs**

Lessor shall maintain the structural integrity of the Property. Lessee shall keep the Property clean, safe, and in good repair, and shall promptly notify Lessor of any needed repairs.

**Clause 7 – Alterations**

Lessee shall not make any alterations, additions, or improvements to the Property without the prior written consent of Lessor.

**Clause 8 – Insurance**

Lessee shall maintain renter's insurance covering personal property and liability. Lessor shall maintain property insurance covering the Property.

**Clause 9 – Indemnification**

Lessee agrees to indemnify, defend, and hold harmless Lessor from any claims, damages, or liabilities arising from Lessee's use or occupancy of the Property.

**Clause 10 – Default**

Any failure by Lessee to comply with the terms of this Agreement constitutes a default. Lessor shall provide written notice of default and Lessee shall have a reasonable cure period.

**Clause 11 – Remedies**

Upon default, Lessor may pursue all remedies available at law or equity, including termination of this Lease and possession of the Property.

**Clause 12 – Assignment and Subletting**

Lessee may not assign this Lease or sublet the Property without Lessor's prior written consent, which shall not be unreasonably withheld.

**Clause 13 – Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_, without

regard to conflicts of law principles.

**Clause 14 – Dispute Resolution**

The parties agree to resolve disputes through mediation prior to initiating any litigation. Venue for any legal action shall be in the courts of \_\_\_\_\_ County, \_\_\_\_\_.

**Clause 15 – Notices**

All notices under this Agreement shall be in writing and delivered personally, by certified mail, overnight courier, or electronic means with confirmation of receipt.

**Clause 16 – Entire Agreement**

This Agreement constitutes the entire agreement between the parties with respect to the Lease and supersedes all prior agreements or understandings.

**Clause 17 – Amendments**

Any amendments to this Agreement must be in writing and signed by both parties to be effective.

**Clause 18 – Severability**

If any provision of this Agreement is found invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

**Clause 19 – Waiver**

No waiver of any breach or failure to enforce any provision shall operate as a waiver of any other or subsequent breach.

**Clause 20 – Counterparts; Electronic Signatures**

This Agreement may be executed in counterparts, each of which shall be deemed an original. Electronic signatures shall have the same force and effect as original signatures.

**LESSOR'S SIGNATURE**

**LESSEE'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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