# Telecom Tower Site Lease

This agreement is made between the Site Owner and the Operator named below and takes effect on the date of the last signature.

## Site Owner

FULL NAME

EMAIL

PHONE

PAN

ADDRESS

## Operator

LEGAL NAME

EMAIL

PHONE

ADDRESS

## Premises

SITE ADDRESS AND AREA

SITE TYPE

AREA (SQ FT)

ACCESS

## Term

START DATE

DURATION

LOCK-IN (MONTHS)

### Notice period after lock-in

- ◯ 1 month
- ◯ 3 months
- ◯ 6 months

## Rent and deposit

MONTHLY RENT (₹)

SECURITY DEPOSIT (₹)

RENT-FREE FIT-OUT PERIOD (DAYS)

| ESCALATION (%) | ESCALATION EVERY | CAM CHARGES PER MONTH (₹) |
|---|---|---|
| | | |

## Terms

- Approvals. The Operator obtains DoT and municipal permissions and meets EMF radiation limits.
- Structure. The Operator has the building certified as safe for the load before installation.
- Access. The Operator's engineers may access the site for maintenance with notice.
- Removal. On exit the Operator removes its equipment within 60 days.

Initials

Registration. A lease of immovable property for more than one year, or from year to year, must be made by a registered instrument under section 107 of the Transfer of Property Act, 1882 and the Registration Act, 1908. Use this document to record agreed terms, then execute and register the lease with stamp duty paid at the sub-registrar's office.

## General terms

- Governing law. This document is governed by the laws of India.
- Entire agreement. This document is the whole agreement between the parties on its subject and replaces earlier discussions.
- Amendments. Changes are valid only in writing signed by both parties.
- Severability. If a clause is unenforceable, the rest of the document still applies.
- Notices. Notices may be sent to the email addresses given above and take effect on delivery.
- Electronic signatures. The parties agree to sign electronically; electronic signatures and records are valid under the Information Technology Act, 2000.

**Site Owner**

SIGNATURE

PRINTED NAME

DATE

**Operator**

SIGNATURE

PRINTED NAME

DATE