

Table of Contents

Introduction and Definitions	3
Introduction	3
Definitions	3
Lease Term and Renewal	4
Initial Term	4
Renewal Option	4
Non-Renewal	4
Renewal Terms	4
Rent and Payment Terms	4
Rent Adjustments	5
Security Deposit	5
Use of Land and Restrictions	5
Permitted Use	5
Restrictions	5
Maintenance, Repairs, and Improvements	6
Maintenance and Repairs by Lessee	6
Improvements	6
Insurance and Liability	6
Insurance Requirements	6
Liability	6
Indemnification	7
Default and Remedies	7
Events of Default	7
Notice and Cure	7
Remedies	7
Termination and Surrender	8
Termination	8
Lessee's Obligations Upon Surrender	8
Early Termination Penalty	8
Dispute Resolution and Governing Law	8
Dispute Resolution	8
Governing Law	9
Miscellaneous Provisions	9



Assignment	9
Notices	9
Entire Agreement	9
Amendments	9
Environmental Compliance	9
Contamination	10
Indemnification	10
Rights of Access and Inspection	10
Access and Inspection Rights	10
Notice Requirement	10
Timing of Access	10



Introduction and Definitions

Introduction

This Land Lease Agreement ("Agreement") is made as of August 9, 2025, by and between DocuPal Demo, LLC, a company organized under the laws of the United States, with an address at 23 Main St, Anytown, CA 90210 ("Lessor"), and Acme, Inc, a company organized under the laws of the United States, with an address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070 ("Lessee").

The Lessor desires to lease to the Lessee, and the Lessee desires to lease from the Lessor, certain real property for the terms, conditions, and covenants set forth in this Agreement. This Agreement sets forth the terms and conditions under which the Lessor will grant the Lessee the right to use the land for specific purposes, for a defined period, in exchange for rental payments and compliance with the provisions outlined herein.

Definitions

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

- **Agreement:** Refers to this Land Lease Agreement, including all exhibits and schedules attached hereto.
- **Lessee:** Refers to Acme, Inc, its successors, and permitted assigns.
- **Lessor:** Refers to DocuPal Demo, LLC, its successors, and assigns.
- **Premises:** Refers to the land and any improvements thereon, which are the subject of this lease.
- **Rent:** Refers to the monetary consideration paid by the Lessee to the Lessor for the lease of the Premises, as specified in this Agreement.
- **Term:** Refers to the duration of the lease, as specified in this Agreement.



Lease Term and Renewal

Initial Term

The initial term of this Lease shall be for ten (10) years, commencing on the date this Agreement is executed. The Lease shall terminate automatically without further notice on [Date 10 years from now].

Renewal Option

ACME-1 shall have the option to renew this Lease for one (1) additional term of ten (10) years. To exercise this option, ACME-1 must provide written notice to Docupal Demo, LLC not less than one hundred eighty (180) days prior to the expiration of the initial Lease term.

Non-Renewal

If ACME-1 does not wish to renew this Lease, ACME-1 shall provide written notice to Docupal Demo, LLC not less than ninety (90) days prior to the expiration of the initial Lease term. Failure to provide timely notice of non-renewal will not automatically renew the lease.

Renewal Terms

The terms and conditions of the renewal Lease term shall be the same as those contained in this Lease, except as may be amended in writing by mutual agreement of Docupal Demo, LLC and ACME-1. Rent for the renewal term will be subject to adjustment as outlined in the Rent section of this Agreement.

Rent and Payment Terms

The monthly rent for the leased land is \$10,000, payable in US dollars. ACME-1 must make payments on the first day of each month, starting [Start Date]. Payments should be sent to Docupal Demo, LLC at 23 Main St, Anytown, CA 90210.



Rent Adjustments

The rent will increase by 3% annually, beginning on the first anniversary of the lease start date.

Security Deposit

ACME-1 will provide a security deposit of \$20,000. Docupal Demo, LLC will hold this deposit in escrow. The security deposit will be returned to ACME-1 with any accrued interest within [Number] days of the lease termination, less any deductions for damages beyond normal wear and tear.

Use of Land and Restrictions

The Lessee, ACME-1, may use the land for agricultural, recreational, and other uses. All uses are subject to the Lessor's prior written approval.

Permitted Use

ACME-1 can use the land for purposes including, but not limited to:

- Cultivation of crops
- Livestock grazing
- Recreational activities

Restrictions

ACME-1 is subject to the following restrictions:

- No permanent structures may be erected without Docupal Demo, LLC's prior written consent.
- ACME-1 must comply with all applicable zoning laws and regulations. ACME-1 is responsible for obtaining any necessary permits or approvals for their intended use of the land.
- ACME-1's use of the land must not create any nuisance or hazard to neighboring properties.
- ACME-1 shall not engage in any activity that violates any environmental law or regulation.



Maintenance, Repairs, and Improvements

Lessee is responsible for maintaining the property during the lease term. This includes all necessary repairs. Lessee must keep the land in good condition.

Maintenance and Repairs by Lessee

ACME-1 will perform all maintenance and repairs. This responsibility extends to all parts of the land. ACME-1 will ensure the property remains safe and operational. This includes, but is not limited to, landscaping, utilities, and any structures on the land.

Improvements

ACME-1 may make improvements to the land. However, Docupal Demo, LLC must provide prior written consent. ACME-1 will bear all costs associated with these improvements. Docupal Demo, LLC has the right to refuse any improvements.

Insurance and Liability

Insurance Requirements

ACME-1 (Lessee) must maintain a General Liability insurance policy. Docupal Demo, LLC (Lessor) will maintain Property Insurance on the land. These policies will remain active during the entire lease term.

Liability

ACME-1 assumes all liability for damages or injuries occurring on the leased land. This includes any incidents resulting from ACME-1's use of the property.



Indemnification

ACME-1 will indemnify and hold harmless Docupal Demo, LLC from any claims. This indemnification covers claims, losses, or expenses arising from ACME-1's use of the land. It also covers the activities of ACME-1's agents, employees, or visitors.

Default and Remedies

Events of Default

The following events constitute a default under this Land Lease Agreement:

- Failure by ACME-1 to pay rent or other sums due under this Lease when and as due.
- Failure by either party to observe or perform any of the covenants, conditions, or provisions of this Lease.
- Abandonment of the Land by ACME-1.

Notice and Cure

Upon the occurrence of any event of default, Docupal Demo, LLC shall give written notice to ACME-1 specifying the nature of the default. ACME-1 will have thirty (30) days from the date of such notice to cure monetary defaults and sixty (60) days to cure non-monetary defaults. If the default is not cured within the applicable period, Docupal Demo, LLC may pursue any available remedies.

Remedies

Upon the occurrence of an uncured event of default, Docupal Demo, LLC shall have the following remedies, in addition to all other rights and remedies available at law or in equity:

- To terminate this Lease.
- To recover all unpaid rent and other sums due from ACME-1.
- To pursue any legal or equitable relief, including, without limitation, specific performance or injunctive relief, to enforce the terms of this Lease.

Termination and Surrender

Termination

This Lease may be terminated prior to the expiration of the Lease Term under the following conditions:

- Upon the occurrence of an event of default by Lessee.
- By mutual written agreement of Lessor and Lessee.

Lessee's Obligations Upon Surrender

Upon termination of this Lease, Lessee shall surrender the Premises to Lessor in good condition, reasonable wear and tear excepted. Lessee must also remove all personal property from the Premises. Any personal property remaining on the Premises after termination will be considered abandoned and may be disposed of by Lessor at Lessee's expense.

Early Termination Penalty

If Lessee terminates this Lease prior to the expiration of the Lease Term without cause, Lessee shall pay Lessor a penalty equal to six months' rent.

Dispute Resolution and Governing Law

Dispute Resolution

The parties will first try to settle any disputes related to this Lease through good-faith negotiations. If these negotiations fail, the parties will attempt to resolve the dispute through mediation. If mediation is unsuccessful, any unresolved controversy or claim arising out of or relating to this Lease will be settled by binding arbitration. Arbitration will be conducted in accordance with the rules of the American Arbitration Association. The decision of the arbitrator will be final and binding on both parties.



Governing Law

The laws of the State of Delaware govern the interpretation, validity, and enforcement of this Land Lease Agreement. All legal actions or proceedings relating to this Agreement must be initiated in the state or federal courts located in Delaware. Both Lessor and Lessee consent to the jurisdiction and venue of such courts for these purposes.

Miscellaneous Provisions

Assignment

Lessee shall not assign its interests in this Lease without the prior written consent of Lessor. Lessor's consent to any assignment shall not relieve Lessee of its obligations under this Lease.

Notices

All notices related to this Lease must be delivered by certified mail, return receipt requested, to the addresses specified in this Lease.

Entire Agreement

This Lease constitutes the entire agreement between Lessor and Lessee. It supersedes all prior agreements or understandings, whether written or oral.

Amendments

No amendment or modification of this Lease will be effective unless it is in writing and signed by both Lessor and Lessee.



Environmental Compliance

ACME-1, as Lessee, must comply with all applicable federal, state, and local environmental laws and regulations during the lease term. This includes, but is not limited to, laws governing air and water quality, waste management, and hazardous materials.

Contamination

ACME-1 is responsible for the cleanup of any environmental contamination caused by its activities on the leased land. Should contamination occur due to ACME-1's actions, ACME-1 will take all necessary steps to remediate the contamination to the satisfaction of all applicable regulatory agencies.

Indemnification

ACME-1 will indemnify, defend, and hold Docupal Demo, LLC, as Lessor, harmless from any and all claims, liabilities, losses, damages, costs, and expenses (including attorney's fees) arising out of or relating to any environmental contamination caused by ACME-1's activities on the leased land. This indemnification covers any claims made by third parties.

Rights of Access and Inspection

Access and Inspection Rights

Docupal Demo, LLC, as the Lessor, retains the right to access the leased land. This access is for the purpose of inspecting the property. Access is also permitted to perform necessary repairs.

Notice Requirement

The Lessor will provide ACME-1, as the Lessee, with written notice before entering the property. The notice will be given at least 48 hours in advance.



Timing of Access

Access to the property will be permitted only during normal business hours. This ensures minimal disruption to ACME-1's operations.

