**LAND LEASE SAMPLE AGREEMENT**

This Land Lease Agreement (“Agreement”) is made and entered into this [Insert Date], by and between [Lessee's Full Name], herein referred to as the “Lessee”, and Eden Estates International, herein referred to as the “Lessor”.

Premises: The Lessor hereby leases to the Lessee the land located at [Insert Property Address or Description in Virginia], (“Premises”).

Term: The lease term shall commence on [Start Date] and shall terminate on [End Date], unless earlier terminated as provided herein.

Lease Purpose: The Lessee shall use the Premises exclusively for [Specify Purpose - e.g., residential development, commercial use, agricultural activities] in compliance with local, state, and federal laws.

Rent: The Lessee agrees to pay the Lessor a lease rent of [Insert Rent Amount] payable [Insert Payment Frequency].

Non-Liability and Indemnification:

* Release from Future Claims: Upon effective date of this lease, the Lessee releases the Lessor from future claims related to the property, including those by government entities.
* Indemnification: The Lessee agrees to indemnify the Lessor against claims related to the lease, arising from any party including government entities.
* Binding Effect: This clause is binding upon successors and assigns of both parties.

Compliance with Laws: The Lessee shall comply with all applicable laws, including local, state (Virginia), and federal laws, in using and developing the Premises.

Transferability: This lease may not be assigned or transferred by the Lessee without the prior written consent of the Lessor.

Termination: This Agreement may be terminated by either party with written notice as per the terms herein.

Governing Law: This Agreement shall be governed by the laws of the Commonwealth of Virginia.

Entire Agreement: This document constitutes the entire agreement between the parties, superseding all prior agreements.

Signatures:

[Lessee's Signature]

[Lessee's Printed Name]

[Lessor's Signature] (Eden Estates International)

[Lessor's Printed Name]