



# Lease Agreement for Land Use



[A solar project lease agreement for land use is a legally binding contract between the land owner (Lessor) and the project developer (Lessee) to construct and operate the solar project on the land.]

A. Lease Agreement Cover
<ul style="list-style-type: none"><li>- Date of lease agreement made between the parties</li><li>- Contact details of the Lessor</li><li>- Contact details of the Lessee</li></ul>
B. Recitals
<ul style="list-style-type: none"><li>- Address of the land owned by the lessor</li><li>- Purpose of land use</li></ul>
C. Terms and Conditions
<ul style="list-style-type: none"><li>- Start date of the agreement along with its duration of validity specified in years</li><li>- Annual rent terms</li><li>- Use of premises in accordance with applicable laws and regulations</li><li>- Obligations related to the upkeep and repair of the project to ensure uninterrupted and efficient operations</li><li>- Terms of project Insurance coverage</li><li>- Indemnification for the lessor against any claims, damages, or liabilities arising from the lessee's use of the land</li><li>- Notice period for termination of lease agreement, in case of any breach in agreement</li><li>- Terms of removing equipment in case of termination of lease agreement.</li><li>- Terms of extending the lease period</li><li>- Applicable governing laws</li></ul>
D. Signatures



# Legal Due Diligence Checklist



[Legal due diligence for solar projects is a crucial process that ensures the legal and regulatory aspects of a solar project are thoroughly examined before proceeding. Key components of legal due diligence comprise of verifying land ownerships, project planning and permits, Grid connectivity, financial viability of project, regulatory risks, contractual agreements, etc.]

<b>A. Project Documentation</b>
<ul style="list-style-type: none"><li>- Review of all project documentations including PPA, EPC and O&amp;M contracts</li><li>- Verification of all licenses and permits obtained</li><li>- Project developer corporate documents</li></ul>
<b>B. Regulatory framework</b>
<ul style="list-style-type: none"><li>- Compliance with local, state and central regulations</li><li>- Adherence to environmental laws and regulations</li><li>- Land use approvals</li></ul>
<b>C. Project Site and Land</b>
<ul style="list-style-type: none"><li>- Title and ownership of the project site</li><li>- Review terms of the land use lease agreement</li><li>- Securing necessary easements and right of way for the project</li></ul>
<b>D. Financials</b>
<ul style="list-style-type: none"><li>- Project funding sources and financing agreements</li><li>- Any tax liabilities or incentives</li></ul>
<b>E. Project Economics</b>
<ul style="list-style-type: none"><li>- Comprehensive analysis of the Power Purchase Agreement to evaluate the project's economic feasibility and long-term financial sustainability</li><li>- Verify insurance coverage</li></ul>
<b>F. Technical Aspects</b>
<ul style="list-style-type: none"><li>- Assess project's technical feasibility and design</li><li>- Performance guarantees and warranties</li><li>- Grid connectivity approvals and permits</li></ul>
<b>G. Legal</b>
<ul style="list-style-type: none"><li>- Dispute resolution mechanism</li><li>- Any ongoing or potential litigations</li><li>- Ownership and protection of intellectual property</li></ul>
<b>H. Health and Safety</b>
<ul style="list-style-type: none"><li>- Compliance with health and safety standards</li><li>- Project risk assessments</li></ul>

<b>I. Environmental and Social</b>
<ul style="list-style-type: none"><li>- Environmental impact assessment and mitigation plans</li><li>- Records of community engagement and social impact assessments</li></ul>
<b>J. Operational Assessments</b>
<ul style="list-style-type: none"><li>- Review operational plans and readiness</li><li>- Review of maintenance plans</li></ul>