**SEVERABILITY CLAUSE**

This is one of the most important clauses, and you must include it in your document to avoid future issues with your lease. A severability clause states that if any portion of your lease is ruled non-applicable by the court, the rest of the lease agreement is going to remain valid.

If you don't include a severability clause on your lease, you may be exposed to getting the entire contract invalidated by the court. Here's an example of how you can write it: "**Severability Clause**. In case any provision in this lease shall be invalid, the validity of the remaining terms and conditions shall not be impaired in any way."