

LEASE DEED

THIS AGREEMENT OF LEASE is entered into on ____DAY OF _____ 201____ :

BETWEEN :

MR_____, aged about ____ Years, Son of _____, residing at _____ hereinafter referred to as the LESSOR.

AND

MR_____, aged about ____ Years, Son of _____, residing at _____ hereinafter referred to as the LESSEE

WHEREAS

1. The LESSOR is the Owner of the property situate at _____ more fully described as DEMISED PREMISES;
2. The LESSOR is desirous to lease out the said DEMISED PREMISES to the LESSEE on the following terms and conditions.

BOTH THE LESSOR AND THE LESSEE AGREE ON THE FOLLOWING TERMS AND CONDITIONS OF THIS AGREEMENT OF LEASE;

1. That the LESSOR is owner of the property situate at _____ which he has agreed to let out to the LESSEE for lease with effect from _____.
2. That the LESSOR let out the DEMISED PREMISES at the rent of Rs._____/ - (Rupees _____ Only) per month to the LESSOR payable on or before the ____ day of every month. The

LESSEE agrees to take the aforesaid property on lease at the aforesaid rate of rent.

3. Rs. _____/- (Rupees _____ Only) will be paid by the LESSEE to the LESSOR towards advance of this lease and vacant and peaceful possession of the demised premises shall be handed over by the LESSOR to the LESSEE.
4. That the duration of the lease shall be _____ years from the date of its commencement. The said lease can be renewed for a further period of _____ Years, upon mutual consent of the lessor and the lessee. Any such renewal shall be effected by way of Execution and Registration of a separate deed of Lease.
5. There shall be a rental enhancement of _____% of the basic rent after completion of _____ Years from the date of commencement of lease, subject to the condition that there is no breach of any of the terms and conditions herein.
6. That the LESSEE shall be responsible for keeping the leased premises in good shape. He shall keep all the fixtures, electric fittings and water connections in good condition. However, the LESSOR reserves for himself the right to inspect the premises at all reasonable times and shall have the premises white washed and effect the substantial repairs.
7. That the LESSEE shall use the premises exclusively for the commercial purposes and shall not sublet the premises without the written permission of the LESSOR.
8. That the LESSEE shall, during the tenure of this agreement, pay the electricity consumption charges regularly to the concerned authority separately as per meter readings or bills.
9. The LESSEE shall not during the period of the Lease Agreement make any structural alterations in the said premises without the prior written consent of the LESSOR, but shall be at liberty to install air-conditions and domestic electric appliances and other conveniences reasonably

required by him and which remain the property of the LESSEE and shall be removed by him on vacating the premises.

10. That the LESSEE shall re-deliver the peaceful vacant possession of the premises to the LESSOR at the termination of the period of lease. LESSEE intending to vacate the premises at an earlier date, shall give _____ MONTHS NOTICE of his intention to the LESSOR to vacate the premises at the expiry of the period mentioned in the notice.
11. It is agreed that if the LESSEE commits a breach of the terms by doing any structural changes in the premises or non payment of rent etc., the LESSOR shall be entitled to revoke the lease granted after giving the LESSEE _____ MONTHS written notice.

SCHEDULE OF PROPERTY
(DEMISED PREMISES)

IN WITNESSES WHEREOF THE LESSOR AND THE LESSEE HAVE SIGNED THIS DEED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

LESSOR

LESSEE

WITNESSES :

1.

2.