

RENT AGREEMENT

This rent agreement is made and effective [DATE]:

BETWEEN: _____, S/o _____, owner of shop-cum office [ADDRESS] – [PINCODE], resident of _____ (the “**Lessor**”), which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns of the First Part;

AND: Mr _____ [FULL ADDRESS] _____ (the “**Lessee**”) which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his legal heirs, executors, administrators and successors and permitted assigns of the Second Part;

The Lessor and Lessee are hereinafter collectively referred to as “**Parties**” or individually as “**Party**”.

1. GRANT OF LEASE AND DESCRIPTION OF PREMISES

Lessor, in consideration of the rents to be paid and the covenants and agreements to be performed and observed by the Lessee, does hereby lease to the Lessee and the Lessee does hereby take from the Lessor the property described below (the “**Leased Premises**”), together with, as part of the parcel, all improvements located thereon:

“Area, measuring approximately _____square feet [ADDRESS OF LEASED PREMISES]”

2. LEASE TERM

The term of this Lease shall begin on the date this Agreement is signed by both parties, and shall terminate on completion of 11 (eleven) months thereof.

3. EXTENSIONS

At the time of expiry of this Agreement the parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

4. DETERMINATION OF RENT

The Lessee agrees to pay the Lessor and the Lessor agrees to accept, during the term of this Agreement, rent at the following rates and terms:

- a. **Monthly rent:** Monthly rent during the term of the Lease shall be Rs [AMOUNT], inclusive of maintenance charges and municipal corporation tax, as applicable.
- b. **Security deposit:** Within 15 (Fifteen) days from the commencement date the Lessee undertakes to pay to the Lessor, interest free refundable security deposit amounting to 2 (two) months of rent. The Lessee requests the Lessor to provide electricity supply at the Leased Premises. The Lessee assures to pay electricity charges as per electricity tariffs provided the Lessor

OMITTED

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