

## **LEASE AGREEMENT**

THIS LEASE MADE ON THIS 15th DAY of November in the year 2007 Between **SUKI HOMES** a partnership firm, located at #802, 7<sup>th</sup> Cross, IV Block, BEL Layout, Vidyaranyapura, Bangalore – 560 097 represented by its Partners, Mr.G.A.Narayan, Ganapathy Subramanyam and A.Rajeshwari, hereinafter called the " LESSOR ", which expression shall include his/her heirs, successors, legal representatives and assignees of the ONE PART AND \_\_\_\_\_aged hereinafter called the " \_\_\_\_\_ LESSEE "

---

which expression shall include his/her heirs, successors, legal representatives and assignees of the OTHER PART.

WHEREAS the Lessor is the absolute owner of the premises known as **SUKI HOMES** having full and unfettered rights to Lease out the same or any portion thereof at such terms and conditions as he may think fit.

AND WHEREAS the Lessor has agreed to Lease out and the Lessee has agreed to TAKE ON LEASE the Ground floor unit of Block-F of the said premises no.\_\_\_\_ which consist of 2 Bedroom, Hall, Verandah and a Kitchenette hereinafter referred to as " \_\_\_\_\_-**BLOCK**- " located at

The Lessee shall enjoy the above mentioned premises for his/her lifetime which will include his/her spouse.

The Lessor shall repay the lease amount as per the Nomination form(Annexure-I) in case of any eventuality of the Lessee within 90 days from the date of Vacation by issuing a post dated cheque subject to terms and conditions (Annexure-II)

The Lease agreement is not transferable to their heirs/Successors, the lease agreement will be automatically terminated on vacation of premises and/or in case of demise of both Lessee and his/her spouse

Now therefore it is agreed between the Parties hereto as follows :-

1. That the Lessor represents and warrants that he is duly authorized to make this Lease and hereby covenants with the Lessee that during the term of this Lease and any extension thereof:

a) the Lessee shall have free and unobstructed access to the leased Premises at all times.

b) the Lessee shall enjoy quiet and peaceful possession of property Leased without disturbances by Lessor or by any successor in interest of the Lessor or by any other person claiming and proving title paramount to the Lessor.

2. That the Lessee shall pay to the Lessor for the Premises **Rs. (RUPEES IN WORDS)** only measuring \_\_\_\_ Sqft as Lease Deposit.

3. The amount will be deducted as per terms and conditions (Annexure-II-IIIa)

4. That the Lessor accepts full and sole responsibility for the payment of all taxes and for any other charges of a public nature which are or may be assessed against the property of which the Premises covered by this Lease form a part.

5. That the charges for Common Maintenance, Kitchen Maintenance, shall be paid by the Lessee irrespective of their stay at the premises to the Lessor.
6. That the actual charges of Electricity, shall be paid by the Lessee irrespective of their stay at the premises(\_\_\_\_\_) to the Authorities.
7. The Lessor shall have absolute authority to deduct dues for the above mentioned clause 5 & 6 during refund of the Lease amount if the amount is unpaid.
8. That no Structural Additions or Alterations shall be made by the Lessee in the Premises or any part thereof without the prior written consent of the Lessor.
9. That all the Sanitary, Electrical and other Fittings in the Premises shall be restored by the Lessee to the Lessor at the time of handing over the Premises to Lessor in as good a condition as they are at present subject to natural wear and tear and damage by the act of God.
10. That all additional fittings, fixtures, furnitures fixed or incurred by the members shall not be removed at the time of vacation if it damages the structure
12. That the Premises shall be used by the Lessee for Purposes of Residence only.
13. That the Lessee shall permit the Lessor, his authorized representatives etc., to enter upon the Premises for inspection and carry out repairs etc., at reasonable time with prior advance notice as and when necessary.
14. That the Lessee shall have the right, during the existence of this Lease , to attach fixtures and install cooling and/or air-conditioning equipment in or upon the Premises

15. That the day to day repairs ( such as fuses and leakage's of water taps ) arising in the course of normal use and those incidental damage arising from negligence or misuse on the part of the Lessee or his domestic staff shall be done by the Lessee at his own cost but any major repairs such as leakage in. electric current or bursting of sanitary pipes or any damage to the structure due to age or any fundamental defect, the same shall be done by the Lessor at his own cost.

16. That the Lessee shall abide by the terms and conditions (Annexure-II) of the the Lessor , the Lessor shall have absolute authority in evicting the Lessee if the Lessee does not abide by the terms and conditions.

17.The Lessee shall maintain dignity and decorum and shall not create any disturbances to neighbours and workers, the Lessor shall have absolute authority in evicting the Lessee by giving 30 days notice if they do not maintain dignity and decorum

18. That if the Lessor , transfers, bequeaths, gives mortgages, or in any manner transfers ownership or control of the property described herein, this Lease shall remain in effect for the full period of the Lease and renewals thereto.

Lease Premises Details

SUKI HOMES

39/1A-1B, Chamundi nagar IV Phase

Adjacent to Subheksha Senior

Citizen Complex,

Mathigiri Post, Kelamangalam Road

Hosur - 635110

Temporary Premises Details

IN WITNESS WHEREOF the Lessor and the Lessee have here unto subscribed their hands on this day, month and year first above written.

***LESSOR***

***LESSEE***

**WITNESSES:**

1

2