

WHEREAS the **LESSOR** has agreed to lease out the **PREMISES** and the **LESSEE** has agreed to take on the lease of the **PREMISES** on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The **LESSOR** hereby agree to lease the **PREMISES** to the **LESSEE** for a period of 11 (eleven) months, commencing from 1st November 2015 to 30th September 2016.
2. The **LESSEE** hereby agrees to initially pay a monthly rent of **Rs.22500/- (Twenty Two Thousand Five Hundred Only)** by cheque/cash on or before 7th day of each English calendar month in advance.
3. The **LESSEE** has paid a sum of Rs. 45000/- (Fourty five Thousand only) as interest free Security Deposit. This Security Deposit shall not be adjustable against monthly rent and will be refunded at the time of vacation of the said premises after adjusting all other dues, if any.
4. The electricity and maintenance bill charges whereof shall be paid by the **LESSEE** to the concerned authorities directly (electricity charges as per the consumption shown in the meter/sub meter and maintenance charges as levied by the maintenance department). Any outstanding charges not cleared at the end of the stipulated period of the **Rent Agreement** shall be adjusted against the Security Deposit.
5. Only the **LESSEE** will use the **PREMISES**, and for commercial office for the use of Software developers purpose only.
6. The **LESSEE** shall not sublet, assign or otherwise part with possession in part or whole of the **PREMISES** in favor of any other person.
7. The **LESSEE** shall not carry out any permanent or temporary structural additions or alteration to the building layout, fitting and fixtures of the **PREMISES** without the prior written consent of the first party.
8. The **LESSEE** shall, at reasonable times during the tenancy period, permit the **LESSOR**, or its agent/s, to enter the **PREMISES** to inspect and view the state and condition thereof.



Virendra Singh

John