

LEASE DEED

This lease deed (hereinafter referred as “**Lease Deed**”) is executed at [●] on this [●] day of [●]

BY AND BETWEEN

[●], S/o [●], resident of [●] (hereinafter referred to as the “**Lessor**” which expression shall, unless repugnant to the meaning or context thereof, be deemed to include his successors, representatives, heirs and permitted assigns) of the **First Part**;

AND

[●], S/o [●], resident of [●] (hereinafter referred to as the “**Lessee**” which term wherever the context permits, shall mean and include its successors and assigns) of the **Second Part**.

Each of the Lessor and the Lessee are referred to in this Lease Deed individually as a “**Party**” and collectively as the “**Parties**”.

WHEREAS

- a. The Lessor, as legal and absolute owner, has all necessary rights to grant a lease of property bearing plot no. [●] (Hereinafter referred to as the “**Said Premises**”) along with fitting and fixtures as mentioned in **Annexure 1** attached hereto.
- b. The Lessee intends to take on lease the Said Premises along with fitting and fixtures.
- c. Therefore, based on the discussions, the Lessor has agreed to lease and the Lessee has agreed to take on lease the Said Premises on the following terms and conditions.

NOW, IN CONSIDERATION OF THE MUTUAL OBLIGATIONS CONTAINED HEREINAFTER, THIS LEASE DEED WITNESSETH AS UNDER:

1. COMMENCEMENT & LOCK IN PERIOD

- a. The Lessor, in consideration of rent as mentioned below, hereby grants on lease to the Lessee of the Said Premises for a period of [●] months/years commencing from [●].
- b. The lock-in period of the lease for the Parties shall be [●] months/years. Therefore this lease cannot be terminated during the initial [●] months from the date of signing of the Lease Deed except on the grounds of non-payment of lease rent by the Lessee. In case, the Lessee desires to terminate the lease even before the expiry of the aforesaid lock in period of [●] months, then Lessee can do so only after paying rent for the unexpired portion of lock in period.