

DEED OF LEASE

THIS AGREEMENT made and entered into this _____ day of _____ 20_____

BETWEEN

Mr. _____ S/O _____ R/o _____
(hereinafter called the "LESSOR") which expression shall unless excluded by our
repugnant to the context include his legal heirs, successors, executors, assignees of the
ONE PART:

AND

Mr. _____ S/o _____ R/o _____
(hereinafter called the "LESSEE") which expression shall include her heirs, successors,
executors / of the OTHER PART.

WHEREAS the LESSOR is absolutely seized and possessed of or otherwise well and
sufficiently entitled to Property bearing Municipal No. _____;
and is authorized to sign and execute this Lease Deed.

AND WHEREAS the LESSOR has agreed to give and the Lessee has agreed to take the
above mentioned show room, with furniture and fixture hereinafter to be referred to as
"The Premises" for the exclusive purpose of running _____ by the Lessee
on the terms and conditions hereinafter appearing. And **WHEREAS** the LESSOR has
acceded to the aforesaid request of the Lessee exclusively for _____ on the terms and
conditions hereinafter appearing.

NOW THIS DEED WITNESSETH AS UNDER:

1. That in consideration of the rent hereby agreed and reserved and other terms and
conditions herein provided the LESSOR has agreed to grant lease of THE
PREMISES to the Lessee with complete furniture and fixture with Air
Conditioner hereby reserved to hold the same for period commencing on
_____ day of _____ 20___ and ending on ___ day of ___ 20___.
2. The Lessee has paid rent for one month amounting to Rs. _____ and shall
further pay monthly in advance the sum of Rs. _____ (Rupees
_____) such payment to be made by way of Cheque/Demand Draft
Payable at Dehradun in the name of Lessor on or before 7th of each month.
3. The Lessee has also paid refundable sum of Rs. _____ (Rupees _____)
as Security Deposit to Lessor vide Demand Draft No. _____ Drawn on

_____ Bank, Branch _____ in favour of Lessor, payable at Dehradun Dated _____ amounting to Rs. _____ for due performance by the Lessee, of its obligations under the Said Lease Agreement. This Security Deposit has been paid to the Lessor today the _____ day of _____ 20__ i.e. on the day of signing of the said Agreement.

4. The Security Money shall not attract any interest and shall be refunded to the Lessee by the Lessor at the time of handing over the peaceful vacant possession of the showroom to the Lessor subject to adjustment of any damage (apart from initial Alteration and Addition) and any outstanding unpaid Bills.
5. THE LESSOR has agreed to let out The Premises to the Lessee solely for running Women Garment Boutique to be used by Lessee only.
6. The Lessee shall exclusive of the said rent pay the electricity and telephone charges according to the meter readings and respective bills and in the event of disconnection on account of Non payment of bill the Lessee shall be fully responsible to get the same reconnected at her own cost and the Lessor shall not to be held responsible.
7. The Lessee shall carry out only the initial additions and/or alterations with the consent of the Lessor, after the initial additions and/or alterations the Lessee shall not carry out any additions and/or alterations whatsoever in The Premises without the written consent of the LESSOR.
8. The Lessor shall pay all rates, levies and taxes other outgoings on account of ground rent, property tax.
9. All day to day internal repairs such as fuses, leakages, water taps, electrical fittings, Air Conditioner etc., and maintenance of the electrical/sanitary and all other fittings and fixtures shall be carried out by the Lessee at her own costs, during the subsistence of the Lease.
10. Upon the expiry of this lease due to efflux of time or on determination of the Lessee shall deliver to the LESSOR vacant physical possession of The Premises.
11. The LESSOR or his agents shall at all times have free and unobstructed access to The Premises for inspection.
12. In the event that the Lessee fails to give vacant physical possession of The Premises to the LESSOR upon expiry of this lease or upon its earlier determination then the Lessee shall be liable to pay to the Lessor damages at the rate of _____ Rupees a day for each day until vacant physical

possession shall have been given to the Lessor, payment of such damage shall in no way extend the Lease Period beyond the ____ day of ____ 20____.

13. The Lessee shall not have any right to sublet, assign, transfer or otherwise part with or share possession of the whole or any part of The Premises.
14. All rules, regulations, laws and byelaws of the municipal corporation or any local authority or authorities having jurisdiction over The Premises shall be complied with by the Lessee, failing which the Lessee shall be liable for all costs, damages etc. further the Lessee indemnifies the Lessor against any costs, penalties, litigation etc. on account of any of the above.
15. In case any disputes arise hereunder, the courts at Dehradun shall have exclusive jurisdiction to decide the same.
16. The aforesaid rent is on the basis of rate of House Tax and ground rent charges by Municipal Authorities and other lawful authorities applicable as on date of this Deed of Lease. In the event of increase in such tax rate or imposition of new taxes on any ground, the increase in the raised taxes and new taxes would be borne entirely by the Lessee. However if there is any increase in the House Tax by Municipal Authorities due to revision, the Lessee shall not be liable to pay the difference.
17. The Lessee shall be solely responsible for any consequences in case of fire, damage to property etc. during the period of lease whether due to storage of such articles, electrical short circuit etc. and liable to bear all consequences and cost to restore the premises to its original condition.
19. The Lessee and Lessors shall bear the stamp fee and registration charges payable in the respect of this lease deed in equal proportion. The Original of this agreement will be retained by the Lessor and its duly executed copy retained by Lessee.
20. Any Extra power if required shall be arranged by the Lessee herself at its own cost and the Lessor shall have no objection to that.
21. That the Lessor shall acknowledge and give valid receipts for rent each month made by the Lessee to the Lessor and such receipts will be duly signed and stamped by the Lessor or its duly authorised agent and these receipts shall be conclusive proof of such payments.
22. That the Lessee shall not store any inflammable or dangerous or any prohibitive articles in the premises.

23. That Lessee shall keep the interiors of the premises in good repair, order and condition.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HAVE EXECUTED THIS DEED AND OR HERETO SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESSES:

1.

LESSOR

(_____)

2.

LESSEE

(_____)