

WHEREAS that the terms and Expressions of OWNER & TENANT which Expressions means and includes their Legal heirs, Executors and Administrators Representatives and assignees etc.,

WHEREAS that the above named Owner is the sole and absolute Owner of the schedule premises bearing No.E-67, Corporation No.49, Neeyad Pillanna Lane, Cottonpet, Bangalore 560 053 Whereas that the Lessee Tenant being in need of a residential premises requested the Owner to let out First and Ground Floor premises which is morefully described in the schedule hereunder and wherein the Owner has agreed Lease the same on the following terms and conditions:

NOW THEREFORE THIS DEED OF RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Owner grants and the tenant takes the schedule premise on monthly rent for the period of 11-months from 01.03.2012.
2. That the Tenant has agreed to pay Rs.4,000/- Rupees four thousand only which is payable on or before 1st day of every succeeding month without any default to the Owner.
3. That the Tenant has agreed to pay enhancement of rent at the rate of 10% Ten percent only on existing rent after expiry of every TWO YEARS from this day.
4. That the tenant shall use and maintain the leased premises as a prudent person without carrying any loss or damage to the same. In case of any damage, he has agreed to bear from his own expense to repair the premises to make good condition.
5. The Tenant /Lessee shall not make any additions or alterations the schedule premises without the written permission of the Owner.
6. THE LESSEE/TENANT shall pay electricity separately apart from his monthly rent without any default and also he shall pay water charges of said Bill amount.
7. The rent given is personal and the Tenant shall not underlet /sublet to anybody without the permission of the Owner in writing and the Tenant shall use the rented portion for his own dwelling purposes and shall not use for any unlawful activities.