

LEASE AGREEMENT

This Agreement Deed of Lease executed on this day of 2008, at Coimbatore between, S/o..... residing at (hereinafter referred to as the LESSOR, which expression shall wherever the context admits include his heirs, successors, legal representatives and assigns):

AND

....., S/o....., residing at, hereinafter referred to as the LESSEE, which expression shall wherever the context admits include her successors, legal representatives and assigns):

LESSOR

LESSEE

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WITNESSETH:

Whereas the Lessor is the absolute owner of the building bearing Flat/Villa No.----, in SREEVATSA -----, COIMBATORE -, more fully described in the Schedule hereunder;

Whereas the Lessor is desirous of leasing out the property more fully described in the schedule hereunder and the lessee requested the Lessor to lease out the said house for residential purpose and the Lessor accepted to the said request;

Whereas the Parties are desirous of reducing the terms of lease which they have agreed upon orally to writing, they have executed this Deed of Lease on the following terms and conditions;

1. The lease shall be for a period of 11 Months commencing from ----- and ending on -----.

2. The Lessee shall pay an advance amount of Rs...../- (Rupees) to the Lessor for the lease and this advance amount shall not carry any interest.

3. The Monthly rent for the Scheduled Property shall be Rs...../- and the monthly rent has to be paid in advance on or before the 5th day of every month subject to deduction of TDS (Tax Deduction at Source) at the appropriate rates and the payment to the credit at the Central Government. The rent for the month of 2008 has to be paid by the lessee along with the advance.

4. The above said monthly rent shall be paid by the Lessee, within the above mentioned due date either to the Lessor or to any other agent who has been specifically authorized to collect the rent on behalf of the Lessor. Such an agent is hereby authorized to give a valid receipt to the Lessee on receipt of the monthly rent and such a receipt shall be deemed to be the valid receipt given by the Lessor.

5. The Lessee shall not alter or make additions to the premises without the Lessor's consent in writing.

LESSOR

LESSEE

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6. The Lessee shall not Sub-let the premises without the Lessor's consent in writing.

7. The Lessee shall keep the premises in good condition.

8. The Lessor shall prepare an inventory / list of items, equipments etc., form part of the said property which the Lessor intends to provide along with the said property to the Lessee.

9. The lessee shall pay the Electricity consumption charges, Amenities charges, Maintenance charges, Water Charges etc., for the scheduled property during the period of lease. The Lessee shall not use the property for any commercial purpose.

10. The Lessee shall pay telephone charges and the monthly rentals for using the telephone if the facility is provided by the Lessor.

11. The Lessor shall allow the Lessee to peacefully and quietly possess and enjoy the said demised property without any hindrance from the Lessor or any person claiming under him provided he the lessee observe and perform the covenants and conditions contained herein.

12. The Lessee shall not carry out any acts or activities which are obnoxious, antisocial, illegal or prejudicial to the norms of decency or etiquette or which cause a nuisance to the other members of the society in the building.

13. The Lessee shall not do any act deed or thing willfully as would constitute a breach of the relevant standard rules, regulations and bye-laws of the society.

14. The Lessee shall not do, omit or suffer to be done anything whereby the Lessor's right, title and interest in the said premises is avoided, forfeited or extinguished.

15. The Lessee shall maintain the said premises clean and tidy and shall take care so as not to cause any damage to the fittings and fixtures in the said premises. The Lessee shall not store in the said premises any hazardous combustible items on for the keeping of which a license is required. It is agreed by and between the parties hereto that the Lessor is entitled to deduct from the interest free Security Deposit incase any damage is caused to the interior, fittings, items, equipments etc. which are provided by the Lessor to the Lessee for use.

LESSOR

LESSEE

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16. The Lessee shall not be deemed to be in exclusive occupation of the said premises and the Lessor or his agent or representative at all reasonable time, but with prior written notice, during the period of lease will have the right to enter upon the said premises for inspecting the state and condition of the same.

17. The Lessee hereby states that the Lessor is the absolute owner of the said premises and all the rights, title and interests in the said premises vest absolutely in the Lessor and the Lessor is entitled to give the said premises on lease basis without any limitation, restriction or hindrance whatsoever.

18. The parties hereto shall have the option to renew this agreement for such further period and on such terms and conditions as may be mutually agreed upon at the time of renewal. The Lessee shall however intimate the Lessor its intention to renew the agreement one month in advance prior to expiry of this agreement, in writing.

19. The Lessor and Lessee may renew the lease for a further period of Eleven Months immediately on expiry of this lease period with the same terms and conditions except the rental charges. If the Lessor and the lessee desire to continue the lease for any further period, then the monthly rent shall be in accordance with mutually agreed revised monthly rent based on the prevailing market trends which will become payable in advance for every month.

20. Upon expiry and non renewal of this agreement if the Lessee fails or refuses to handover vacant and peaceful possession of the said premises to the Lessor for any reason whatsoever, the Lessee shall be liable to pay twice the amount of compensation specified above for each month or part thereof during such wrongful occupation.

21. The Lessor and the lessee hereby covenant that for renewal of lease, either party shall give not less than thirty days notice, to the other party, prior to the expiry of the lease period.

22. If the Lessee contravenes any of the above terms and conditions, the lease will ipso facto terminate and the Lessor will be entitled to take possession of the property;

23. The lease can be terminated by three Month's Notice or rent in lieu thereof by either party.

LESSOR

LESSEE

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24. On termination of the lease, the Lessee shall quietly vacate and deliver vacant possession of the Scheduled Property to the Lessor in as good condition as it was and after discharging in full any liability to the association and also any amount due on account of any of the terms of this deed as certified by the authorized agent of the lessor and the Lessor shall refund the advance amount of Rs...../- to the Lessee without interest after adjusting the dues if any in respect of Water charges, Electricity charges, Telephone charges, maintenance, cleaning, painting if necessary and damages if any caused to the property, etc payable by the Lessee. The Lessor will make the settlement within a week from the date of vacation.

SCHEDULE OF PROPERTY

All that piece and parcel of the Building bearing Flat/Villa No....., with a built up area of sq.ft in Floor of the building situated in S.F.NO.....,Village, at Sreevatsa -----, -----, Coimbatore - 641 0...

IN WITNESS WHEREOF BOTH THE PARTIES HAVE SET THEIR RESPECTIVE HANDS ON THIS THE DAY OF, 2008 AT COIMBATORE.

LESSOR

LESSEE

WITNESSES:

1)

2)