**LEASE AGREEMENT**

This Lease agreement is hereby executed at \_\_\_\_\_ on this\_\_\_\_\_ day of  \_\_\_\_\_ between:

\_\_\_\_\_ son/wife of \_\_\_\_\_, resident of \_\_\_\_\_ (hereinafter referred to as Lessor\ First Party) which expression shall mean and include her heirs, successors, legal representatives, and assigns etc.

AND

\_\_\_\_\_, vide Ends Filed No. \_\_\_\_\_dated \_\_\_\_\_, at \_\_\_\_\_ through its \_\_\_\_\_ (hereinafter called the Lessee/Second party) of the other part, which expression shall mean and include his heirs, successors, legal representatives and assigns etc.

Whereas the first party is owner in possession, of residential House No. \_\_\_\_\_and is interested to let out \_\_\_\_\_ of the said \_\_\_\_\_ to the second party on the monthly rental basis on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWING: –

1. That the rate of the rent of the said premises is settled at \_\_\_\_\_/-(\_\_\_\_\_only) per month exclusive of \_\_\_\_\_ charges.

2-    That the second party will pay the rent on each and every \_\_\_\_\_ day of English calendar month in advance.

3-    That the lease will be commenced w.e.f. \_\_\_\_\_ day of \_\_\_\_\_and shall remain enforced for the period of \_\_\_\_\_ years.

4-    That the second party has deposited the \_\_\_\_\_ months advance security of \_\_\_\_\_/- with the party of the first party and this amount will be adjusted in the future arrears of rent.

5-    That the rent for the rented premises shall be increased @ \_\_\_\_\_% per annum.

6-    That the second party shall use the said premises for the purpose of \_\_\_\_\_.

7-    That the second party shall not sublet, part with possession assigned the same to any person in any manner whatsoever.

8-    That in case the second party fails to pay the monthly rent to the first party consequently for the period of \_\_\_\_\_ months, then the second party shall have to get vacated the premises in question immediately.

9-    That the second party will himself affix the furniture and fittings in the rented premises and renew all the furniture and fixtures at the time of vacating the rented premises.

10-    That the second party shall be entitled to alter or change any permanent construction over the rented premises and in that event the first party shall have no objection.

11-    That the second party shall permit the first party or any of his authorized person to enter the said premises at reasonable time for inspection purpose.

12-    That the second party will not vacate the said rent premises up to the minimum period of \_\_\_\_\_ year in any manner.

13-    That both of the parties shall have to give \_\_\_\_\_ months advance notice in writing to each other, in case of vacating the premises in question before the expiry period of the tenancy.

14-    That the terms & and conditions as stated above shall be binding on the both parties. The terms and conditions of this agreement are final and are irrevocable.

15-    That all the agreements executed between the parties shall stand cancelled previously to this date.

IN WITNESSES WHEREOF, the parties have signed this agreement on the date, month and year first above written in the present of witnesses at \_\_\_\_\_.

WITNESSES:-

1. FIRST PARTY
2. SECOND PARTY