

## **RENT AGREEMENT**

This Agreement is executed at **(Place)** on this **(Date)** between, **(Address)**.  
(Hereinafter called the landlord).

**AND**

**(NAME)** having registered office at **(Address)** . (Hereinafter called the Tenant).

**NOW THIS AGREEMENT WITNESSETH AS UNDER: -**

1. **WHEREAS** the Second Party has approached to the First Party to let out the Ground Floor of **(Address)** for commercial purposes and that Mrs. **(Name)** is in position to let out the aforesaid property for renting and tenant is agreeable to accept the same for the commercial purpose. The boundary of the office is like this: Neha Sadan on the left side, Bibechita Bhawan in the front, vacant land on the right and Shri Shyam ji's house in the back.
2. That the tenancy shall be for a period of **11 months**, commencing from **(Date)** and will remain valid up to **(Date)** which may be extended for a further period on mutual consent of the parties.
3. That the premises in question is let out to the Second party for a period of **11(eleven) months** only for the exclusive use of the Second party for commercial purposes only and is not transferable to any other person.
4. That rent for the **11 months** as per mutual settlement of the parties is fixed Rs **3500/- (Three thousand five hundred only) per month** and the same is payable in advance on or before 10<sup>th</sup> day of every English calendar month. If the agreement is renewed after 11 months.
5. The period of tenancy above stated can be curtailed by tenant with a clear notice of Two month in writing to landlord and landlord shall also serve Two month notice in case of eviction of the said property to the tenant.
6. Tenant shall use the rented premises only for commercial purposes i.e. running of office.
7. Tenant shall keep the rented premises in good sanitary condition and the same shall be used after keeping in view the prevailing rules/regulation/bye-laws of the Patna Municipal corporation.
8. The Landlord at his own cost will carry out all major repairs to the rented portion. However, tenant at his own cost will be done all minor repairs.
9. No additions /alterations of any kind will be done in the rented portion by tenant without prior consent of landlord, in writing.
10. That the Second Party shall permit the First Party or his/her authorized representatives to enter upon the said premises as and when necessary with the prior intimation to the second party.
11. That the Second Party shall pay electricity and water charges as per meter reading to the concerned authorities. The above said rental excludes electricity charges.
12. That the property is located within the jurisdiction of Patna as such any dispute between the parties related to this agreement shall have jurisdiction of Patna Courts only.

IN WITNESS WHEREOF the owner/ first party and the tenant/second party have hereunto subscribed their respective hands at Patna on the Day, Month and Year first above written, in the presence of following witnesses.

WITNESSESS:

1.

( NAME )

**FIRST PARTY/OWNER**

2.

( NAME )

**SECOND PARTY/TENANT**