

B. The lessee shall deliver back the vacant possession of the demised premises to the Lessor immediately upon the expiry of the aid term and renewed period or on earlier termination if any, in good and tenantable condition, subject to reasonable wear and tear, upon which the Lessor shall return the security deposit free of interest immediately to the lessee without any delay.

C. The lessee shall not be entitled or permitted to assign, underlet or sublet the demised premises or any part thereof or part with possession of the demised premises or any part thereof to anybody whatsoever, without prior written permission of the Lessor. The Lessee shall use the demised premises for the residential property only.

**PROVIDED ALWAYS AND IT IS HEREBY MUTUALLY AGREED AND
DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

A. That the lease created in terms hereof may be at any time be terminated to the option of either party hereto giving another to the other party a clear two months advance notice in this behalf and on the expiration thereof, this lease shall stand terminated.

B. It is agreed between the parties that in case of riots, strikes, fire, malicious damage and civil commotion or any natural calamities(force majeure) etc the loss sustained shall be entirely borne by the Lessor and lessee shall have no responsibility whatsoever for any such loss.

C. Any dispute arising out of this agreement shall be subject to the jurisdiction of courts in Chennai only.

D. This agreement is prepared two seats to enable each party to have one.

E. The lessee shall bear the cost of damages if any caused to the demised premises during his stay at the demised premises apart from reasonable wear and tear and the amount shall be mutually agreed upon by the lessee and the Lessor and shall be adjusted/recovered from the advance amount.

F. The cost of maintenance of appliances installed in the demised premises shall be borne by the lessee.