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| PAN. NO. : 610351455 |
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Rental Agreement

Between Landlord and SquareBx (Square B.X. Company Pvt. Ltd.)

Property Details:

- Address: Jwagal, Lalitpur
- Type: Two-room flat
- Monthly Rent: Rs. 30,000

Terms and Conditions:

1. Duration: The tenancy will last for 3 years, starting from Ashad 1st, 2081.
2. Rent Payment: SquareBx agrees to pay a monthly rent of 60,000 on or before the 5th day of each month.
3. Incremental Increase: The rent remains fixed for the first 2 years. Afterward, it increases by 10% annually, starting on the second anniversary of the start date.
4. Payment Schedule: SquareBx pays rent every 2 months (bi-monthly), covering the first 2 months in each payment.
5. Maintenance and Repairs: The landlord handles major repairs, while SquareBx is responsible for minor repairs and maintenance.
6. Utilities: SquareBx pays for utilities (electricity, water, etc.) separately as needed.
7. Notice Period: SquareBx must inform the landlord at least 30 days before leaving the premises permanently.

Signatures:

Landlord: Jwala Devi Shahi

Tenant: Square B.X. Company PVT. LTD.