**RENTAL AGREEMENT**

This **DEED of RENTAL AGREEMENT** entered into on this the 15th day of January 2022.

**BETWEEN**

**Mr. RAJIV REDDY, S**/O **Colonel S. L. N. REDDY**, Hindu, aged about 70 years and residing at Door No: F 104, 3rd Street, Anna Nagar East, Chennai 600-102, herein after called the **LESSOR,** which expression wherever the context so admits shall mean and include his heirs, executors, legal representatives and assigns of the **ONE PART** :

**AND**

**ROTARY CLUB OF MADRAS CHENNAPATNA,** a Non-Government Organisation represented by its President for the year 2021 – 2022, **MR**. **G. SENTHAN AMUTHAN, S/o** Mr. A.N. GANESAN, Hindu, aged about 56 years, residing at No. 189/7, Vinobaji 3rd Cross Street, Choolaimedu, Chennai-600094, hereinafter called the **LESSEE**, which expression wherever the context so admits shall mean and include his heirs, executors, legal representatives and assigns of the **OTHER PART**:

**WHEREAS, t**he LESSOR is the sole and absolute Owner of the Property bearing Door No: F 104, 3rd Street, Anna Nagar East, Chennai 600-102, and the LESSEE had approached the LESSOR and expressed its interest in taking the Building Premises on rent i.e. the LESSOR has agreed to lease out the said property on a monthly rent for conducting the club activities of **ROTARY CLUB OF MADRAS CHENNA PATNA** under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:**

1. The Lessor hereby declares that he is the sole and absolute owner of the Immovable property.
2. The Lease agreement is for a period of 11 months commencing from 15.01.2022 to 15.12.2022 and the same is according to the English calendar month.
3. The LESSEE has paid a sum of Rs 5,000/- (Rupees Five Thousand Only) as security deposit to the Lessor towards advance which does not carry any kind of Interest payable to the Lessee soon after vacating the house or any lapse of agreement.
4. A sum of Rs 1,000/- (Rupees One Thousand Only has been fixed as rent per month (as agreed by both the parties). The rent should be paid to the Lessor on the 10th of every Month (The Rent Period Commenced from 15th of January 2022).
5. The Rent Period shall be for a period of Eleven Months from the date of Possession (15th January 2022) The Period may be extended by the Lessor depending on the Mutual consent of the lessee.
6. The Lessee shall maintain the property in clean and good condition, During the lease term, Lessee shall make at Lessee’s expenses all necessary repairs to the property and keep the property in good tenantable conditions. Repair shall include such terms as electrical, repair of floors which is worn out through normal occupancy and not anything major and shall be informed by the lessee to the lessor.
7. The Lessee shall pay the Electricity bills to the concerned Department as per the meter readings on time.
8. The Lessee shall not sublet the demised portion to any third party under any circumstances whatsoever.
9. The Lessee shall not make any damages to the property the lessor has the right to recover such damages from the security deposit.
10. The Lessee in the event of expiry or earlier termination of the lease has to yield and deliver peaceful and vacant possession of the Demised premises, in its entirety, in good order and condition.

**IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR REPECTIVE HANDS AND SIGNATURES TO THIS RENTAL AGREEMENT ON THIS THE 15TH DAY OF JANUARY 2022.**

Address: F 104 3rd Street Anna Nagar East Chennai 600-102

LESSEE/TENANT

OWNER/LESSOR

**Witness 1:**

**Witness2:**