

payments made by the Lessee shall be first adjusted towards the interest due, if any and thereafter the premium, if any and the balance, if any, shall be appropriated towards the lease rent withstanding any directions/request of the lessee to the contrary.

If lessee makes default in payment of premium and interest for three consecutive instalments the Lessor shall have a right to determine the lease and to resume possession.

III (1) That the Lessee shall not at any time carry on or permit to be carried on upon the demised premises and trade or business whatsoever or time or permit the same to be used for any purpose other than the manufacture of Corrugated Packing Boxes without the consent in writing of the lessor first had and obtained :

(2) The Lessee shall pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter be assessed, charged or imposed upon either the Lessor or the Lessee to occupy in the respect or the demised premises or the building to be erected hereon.

(3) That the Lessee shall pay upto the Lessor the said rent on the days and in the manner hereinbefore appointed for payment thereof clear all deductions.

(4) That the Lessee at his own cost shall erect on the demised premises in accordance with the layout plan, elevation and design and in a position to be approved of in writing by the lessor in a good substantial and workman-like manner a building to be used as industrial factory with all necessary out buildings, sewers, drains and other appurtenances and proper conveniences thereto according to the rules, building regulations and directions of the Lessor, and proper municipal or other authority now existing or hereafter to exist in respect of building drafts, latrines and communication with the sewers and shall complete the construction of factory building and make the unit functional within a period of 36 months from the due date of possession or within such extended time as may be allowed by the Lessor of writing in its discretion on the request of the Lessee, on the completion of the work the Lessee shall get the same inspected and if all the work has been done in accordance with the covenants herein contained the Lessor shall issue a completion certificate.

In event of allottee hiking power requirement after having been allotted industrial plots/sheds for specific project of certain scale. The additional expenditure to be incurred on cable laying etc. such a circumstances shall be borne by the Lessee.

(5) That the lessee shall not erect and building construction of structure except in accordance with the building plan to be approved by the lessor and shall comply with all regulations made or direction issue by the Lessor for the erection of building or other architectural requirements in that behalf.

Chairman/Chief Executive Officer of the lessor reserves the right to make such additions, alterations and modifications as may be considered just and expedient.

11 All powers exercisable by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The Lessor may also authorise any of its officers to exercise all or as of the powers exercisable by him under this lease.

Provided that the expression "Chief Executive Officer" shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the lessor with function similar to those of the Chief Executive Officer.

IN WITNESSTH HEREOF the parties here to have set their hands the day and in the year first above written.

Signed by

for and on behalf of the Lessor

T. N. GOVIL
Asstt. Law Officer
New Okhla Industrial
Development Authority

1. Witness

Address

2. Witness

Address

for and on behalf of the Lessee