

LEASE AGREEMENT

No. TST-001

THIS INDENTURE of Lease made and entered into at Colombo on this 15th day of January Two Thousand and Twenty-Five (2025) by and between John Smith of 123 Main Street, Colombo 01 in the Democratic Socialist Republic of Sri Lanka [hereinafter referred to as "the Lessor" which term or expression as herein used shall where the context so requires or admits mean and include the said John Smith its successors and assigns] of the ONE PART

AND

Jane Doe of 456 Business District, Colombo 03 in the said Republic [hereinafter called and referred to as "the Lessee" which term or expression as herein used shall where the context so requires or admits mean and include the said Jane Doe and its successors and permitted assigns] of the OTHER PART

WITNESSETH:

WHEREAS the Lessor is the owner of and is seised and possessed of all that allotment of land and premises with the building standing thereon bearing assessment No. 12345 morefully described

AND WHEREAS the Lessor has agreed with the Lessee to lease and demise and the Lessee has agreed to take on lease all that portion of Ground Floor containing approximately 1000 Square Feet (1000 Sq.ft.) of the said building bearing assessment No. 12345 standing on the said land and premises morefully described, subject to the terms and conditions herein contained and the Lessee has agreed to take on lease from the Lessor the said premises at the rent for the period and on the terms and conditions hereinafter contained

1. NOW THIS INDENTURE WITNESSETH as follows:-

That in consideration of the rents hereinafter reserved and an interest free refundable deposit of a sum of Rupees 50000 (Rs.50,000) acknowledged to have been received at the execution of these presents and the covenants on the part of the Lessee to be observed and performed hereinafter contained the Lessor doth hereby demise and lease unto the Lessee all that portion of Ground Floor containing 1000 Square Feet (1000 Sq.ft.) belonging to the Lessor situated therein with all and singular the rights privileges easements servitudes and appurtenances whatsoever to the said property and premises belonging or used or enjoyed therewith or reputed or known as part and parcel thereof and all the estate right title interest claim and demand whatsoever of the Lessor into out of or upon the same (hereinafter called and referred to as "the demised premises")

TO HOLD the demised premises for the period of 1 year commencing from the 15th day of January 2025 and ending on the 14th day of January 2026.

YIELDING AND PAYING therefore unto the Lessor in Colombo the total rent for the said period being a sum of Rupees 120000 (Rs.120,000) per month payable on or before the 5th day of each month.

2. The Lessee to the intent that the obligations may continue throughout the said term hereby covenants with the Lessor as follows:

- (a) To pay to the Lessor in Colombo the reserved rent in manner and on the dates hereinbefore provided and appointed for the payment of same
- (b) To use the demised premises exclusively as Office
- (c) To conform to all the rules and regulations stipulated by the Colombo Municipal Council and other statutory bodies
- (d) To keep the demised premises in a clean and sanitary state order and condition in the same state and order as at the date of handing over and in strict conformity with the laws and by-laws of the Urban Council or other relevant authority
- (e) To pay all charges costs and rents that may be charged or levied for electricity lights power and water which shall be consumed on the demised premises all telephone bills local and foreign and other utility rates
- (f) To keep the demised premises and the Lessor's fixtures and fittings and the sanitary and water fittings and accessories in good order and condition and in the like condition (reasonable wear and tear excepted) to deliver up the same to the Lessor at the expiration or sooner determination of the term hereby granted
- (g) Not to assign sublease or sublet part with the possession of the demised premises or any part thereof without the prior written consent of the Lessor
- (h) To permit the Lessor or its agents engineers workmen or other persons authorized in writing by the Lessor to enter into and upon the demised premises at all reasonable times of the day after giving previous notice in writing to the Lessee for the purpose of viewing and inspecting the condition of the demised premises

3. The Lessor doth hereby covenant and agree with the Lessee as follows;

- (a) To pay and discharge all Municipal assessment rates and taxes payable in respect of the building and premises and any increases thereto except those payable by the Lessee in terms of clause 2(e) hereof

(b) To carry out all repairs structural or otherwise to the demised premises other than those which are the responsibility of the Lessee

(c) To permit the lessee to display the Lessee's name board in the main lobby at a place designated by the Lessor in writing

(d) That the Lessee paying the rent as and when the same shall fall due as herein before stated and observing and performing all and singular the covenants and obligations on the part of the Lessee herein contained shall and may peaceably and quietly hold and possess and enjoy the demised premises without any interruption disturbance or hindrance by or from the Lessor or any person or persons rightfully claiming under or in trust for the Lessor

IN WITNESS WHEREOF the Lessor and the Lessee have set their respective Common Seals to be affixed to these presents and to three others of the same tenor and date at Colombo on this day of January 2025

THE SCHEDULE ABOVE REFERRED TO

All that allotment of land and buildings bearing assessment No. 12345 within the Grama Niladhari Division and Divisional Secretariat Division of Colombo which said property is bounded and contains in extent 1000 Square Feet and registered in the Colombo District Land Registry

The Common Seal of the said John Smith is]

hereto affixed in the presence of]

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Who do hereby attest the sealing thereof]

Witnesses:

1. Witness One (NIC: 123456789V)

2. Witness Two (NIC: 987654321V)

The Common Seal of the said]

Jane Doe is hereto]

affixed in the presence of]

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Who do hereby attest the sealing thereof]

Witnesses:

- 1. Witness One (NIC: 123456789V)**
- 2. Witness Two (NIC: 987654321V)**

ATTESTED BY NOTARY PUBLIC:

Name: Notary Public Name

Code No: NP001

Judicial Province: Colombo

Date: January 15, 2025

John Smith Jane Doe

LESSOR LESSEE

Date: January 15, 2025
