

Addendum to Lease Agreement

This Addendum is made on this ___ / ___ / _____, by and between:

1. **Lessor:** UMA SHANKER SHARMA
2. **Lessee:** M/S CONQUEST AUTOMATION, a partnership firm, represented by its partners: **Avijit Sarkar, Sanjib Nandi, Tapashi Ghosh**

This Addendum modifies the original Lease Agreement dated [01-Nov-2024] and pertains to the use of a portion of the terrace area.

Terms and Conditions for Terrace Use

1. Purpose of Use:

- The Lessee is permitted to use **28x11 ft** of the terrace for the purpose of [cafeteria] including activities related to food preparation, dining, and associated operations. The area will be clearly demarcated to prevent any confusion.
- A clear area must of **6ft** in length be kept at entry of the terrace for easy entry/exit of workers and access to rest of terrace by the Lessor. This area must remain free from any obstructions, structures or equipment to ensure smooth and unrestricted movement.

2. Rent and Deposit:

- The use of the designated terrace area will incur **no additional rent**.
- A **refundable deposit of ₹75,000** will be paid by the Lessee prior to using the terrace space.
- No other areas of the terrace or property are to be used by the Lessee beyond the allocated space in any ways. Any kind of use of unallocated areas will be considered a breach of the original lease agreement, with immediate revocation of terrace access.

3. Permitted Use:

- Only temporary and removable constructions are allowed within the allocated terrace space. The space must be fully enclosed to ensure safety and compliance. No permanent structural changes can be made to the terrace area.

4. Access Restrictions:

- Terrace access should be restricted after **8:00 PM**, and no workers or individuals should be permitted on the terrace during late hours. The Lessee should ensure compliance for the same.
- The staircase leading to the terrace must remain clear and unobstructed at all times.

5. CCTV Monitoring:

- The Lessee must ensure that CCTV cameras are installed and functional to monitor the terrace cafeteria and ensure safety.

6. Gate Installation:

- A **5-foot gate** is to be installed by the Lessee to restrict access to the rest of the terrace.
- The Lessee will arrange and manage the installation and can discuss specifications with the Lessor to ensure suitability.
- The Lessor will install a lock on this gate and one emergency key will be provided to the Lessee for urgent/emergency situations only.

7. Maintenance and Repairs:

- The terrace must remain accessible to the Lessor or their authorized caretaker for maintenance or repair activities.
- The Lessor will provide **24 hours' prior notice** for access, except in urgent situations or emergencies requiring immediate access.

8. Safety Responsibility:

- The Lessee is responsible for the safety and well-being of their workers and individuals on the leased premises and own full responsibility and liability. The Lessor will not be held liable for any accidents, injuries, or mishaps occurring on the premises or the terrace under any circumstances.

9. Fire and Safety Compliance:

- The Lessee must comply with all applicable fire and safety regulations. Responsibility for adherence to these regulations rests solely with the Lessee.

10. No Subletting Clause:

- The Lessee shall not sublet, assign, or transfer their rights to use the terrace or any part thereof to any third party.

11. Strict Alcohol Prohibition:

- The consumption or storage of alcohol or alcoholic beverages is strictly prohibited on the premises at all times.
- Any violation of this clause will result in immediate termination of terrace access and violate the original lease agreement.

12. Compliance with Existing Lease Terms:

- All other terms and conditions of the original Lease Agreement remain unchanged and continue to be in effect.

13. Termination of Terrace Use:

- The Lessor reserves the right to revoke the Lessee's access to the terrace if these terms are violated or if it becomes necessary for property maintenance or structural safety.
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Signatures

By signing below, both parties agree to the terms of this Addendum.

Lessor:

Lessee:

[M/S Conquest Automation]

[UMA SHANKER SHARMA]

[Avijit Sarkar]

[Sanjib Nandi]

[Tapashi Ghosh]