

Commercial Lease Agreement

Property

This Lease Agreement is dated 5 April 2026 for premises located at MG Road, Bengaluru.

Lease Term

The lease term shall be 9 years and 11 months commencing from 1 May 2026.

Rent

Monthly rent shall be INR 1,50,000 with an annual escalation of 12%.

Security Deposit

Tenant shall pay a refundable deposit equivalent to 12 months of rent.

Early Termination

Landlord may terminate the lease without cause by providing 30 days notice.