

## RESIDENTIAL LEASE AGREEMENT

THIS AGREEMENT is made and entered into this 1st day of June, 2024, by and between Ankit Kumar (hereinafter "Landlord"), and Riyan Choudhury (hereinafter "Tenant(s)").

1. **PREMISES:** Landlord rents to Tenant and Tenant rents from Landlord, the premises located at Jagamara, Bhubaneswar, Odisha. The premises will be used for residential purposes only.
2. **TERM:** The initial term of this Lease begins on June 1, 2024, and will continue for a period of one year.
3. **RENT:** Tenant agrees to pay Landlord as base rent the sum of 15,000 Rupees per month, due on the 10th day of each calendar month.
4. **SECURITY DEPOSIT:** Upon the execution of this Agreement, Tenant will deposit with Landlord the sum of zero Rupees.
5. **USE OF PREMISES:** The premises shall not be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family dwelling. Tenant will comply with all laws and rules affecting the Premises. No smoking or drinking is allowed on the premises. Pets are allowed.
6. **REPAIR AND MAINTENANCE:** Landlord will keep the premises in good repair and tenantable condition.
7. **DEFAULT:** If Tenant fails to comply with any of the material provisions of this Agreement, or of any present rules and regulations governing the Premises, Landlord may terminate this Agreement upon providing proper notice to Tenant.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

LANDLORD: Ankit Kumar

TENANT: Riyan Choudhury