

AND:

Mr. Mahesha M.G Aged about 29 years, S/o Govindaiah Residing at No.105, Mudigere Main Road, Doddanaravangala, at Post, Bellavi Hobli, Tumakuru Taluk & Dist - 572107

Hereinafter referred to as "**LESSEE'/ TENANT**" which expression shall mean and include his heirs, executors, administrators, legal representative and assigns of the **OTHER PART** :

And whereas the Lessor has agreed to grant and the Lessee has agreed to accept a rent of residential premises situated at **No. 66, C/o Mr. Sheshgowda Building, 2nd Floor, No. 66, Madhumitra Estate, Bandenallasandra Road, Jigani TMC, Jigani Post, Jigani Hobli, Anekal Taluk, Bangalore- 560105.**

Which is more fully described in the schedule written hereunder and hereinafter referred to as the ' Schedule property'

NOW THIS AGREEMENT WITNESS TO:

That in consideration of the rents hereby reserved and of the terms, conditions and covenants of the rent contained and on the part of the parties to be observed and performed the Lessor hereby agrees to grant and the Lessee hereby agrees to accept a lease of the schedule premises.

1. RENT : the rent payable by the Lessee for the Schedule Premises shall be a sum of **Rs. 2,750-** (Rupees Two Thousand Seven Hundred Fifty Only) per month. Rent Payable within 10th day of every succeeding English calendar month.

2. DEPOSIT : The Lessee has paid a sum of **Rs. 15,000/-** (Rupees Fifteen Thousand Only) to the Lessor, The security deposit shall not carry any interest and shall be refunded back to the lessee at the time of vacating the schedule premises after deducting any arrears in rent, Electricity bills, breakages, Cleaning and Painting Charges.

3. DURATION : The rent commenced from **16th January 2018** and shall be in force initially for a period of **11 (Eleven) months** and can be renewable according to the mutual understanding of both the parties.

4. ELECTRICITY CHARGES : The Lessee shall pay electricity charges directly to the concerned authorities regularly as per the bill every month without fail.

5. OTHER CHARGES: The lessor may deduct the arrears rent, electricity charges, water charges, cost of re-painting, cost of repairs on account of damage to the scheduled premises from the security deposit

6. NATURE OF USE PERMITTED : The lessee shall be entitled and permitted to use the schedule premises for **Residential Purposes** only and shall not store any offensive items, which may cause damage to the house premises and /or shall not carry any business activities either legal or illegal.

