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Whereas the Tenant approached the Owner herein with a request to let out to them on monthly rent of the premises along with Amenities and fixtures of Rs.10,500/- (Rupees Ten Thousand Five hundred only) per month

And whereas the Owner accepted the said offer and agreed to let out the said portion on rent.

Now both parties hereunto agree to the following terms and conditions of rent.

1. The Tenant will take possession of the aforesaid premises from 01/04/2014 to 31/03/2015.
2. The Rental Agreement will be for a period of Eleven Months commencing from the date of possession.
3. The Tenant has to pay to the Owner a sum of Rs.55,000/- (Rupees Fifty Five Thousand only) as advance, which will not carry any interest, and it will be refunded to the Tenant at the time of Termination of this Agreement.
4. The Tenant shall not sublet or under let or part with the possession of the portion let out to him whole or part
5. The Tenant shall not make any structural alteration's additions or improvements to the said portion without the previous written consent of the Owner.
6. The Tenant shall not tamper or remove any of the fitting and fixtures in the said portion.
7. The portion let out shall be kept in good and tenantable condition.
8. The Tenant shall on expiry of the agreement deliver vacant possession of the premises in the same good condition as it was delivered to him and in case any damage and the loss arising out of such damage, the same shall be deducted from the Rent Advanced in the hands of the Land Lord.
9. It is hereby mutually agreed between the parties, that if both the parties are willing to continue the rental period beyond 11 (eleven) months, reasonable increase according to the prevailing rate fixed mutually between the parties hereto under a Separate Rent Agreement.

TENANT

OWNER