**RENTAL AGREEMENT**

This Rental Agreement is made and executed at KAKINADA East Godavari on this 11th day of March 2022 by and between:

**Mr. Shaik Mehraj S/o Shaik Basha** aged about 40 years, Occupation: Business, residing at 58-8-46/3 near Ramalayam gampall street, Jaganadhapuram, Kakinada, Andhra Pradesh-533004 (hereinafter called the “FIRST PARTY/ LESSOR” of the ONE PART) which term shall mean and include his heirs, legal representatives administrators and assigns of the ONE PART.

**AND**

**Mr. Kadamati Srinivasu S/o Kadamati Surya Rao,** aged about 45 years Occupation: Business, resident at 64-9-9, Paillayam Temple Street, Paravathi Buildings, Rajiv Gandhi Institute, Aatchutapuram Railway gate Kakinada, Andhra Pradesh-533004 (hereinafter called the “SECOND PARTY/ LESSEE” of OTHER PART) which term shall mean and include his heirs, legal representatives administrators and assigns of the OTHER PART.

Whereas the lessor is the sole and absolute owner of the property bearing D.No 65-15-3, S Aatchutapuram Railway gate, Narshyam colony, Kakinada, AP-533004a vacant shop (hereinafter called the “PREMISES”)

Whereas the lessee is in desirous of running a Business dealing in oil manufacturing (Extression) like coconut oil, ginger oil, ground nut oil, pooja oil and flour mill, selling of edible oils and pulses in the said premises has approached the lessor requesting the lessor to let out the vacant premises for running the said business in the name and style which shall be communicated as and when decided in this regard.

Whereas the lessor intends to let out the said premises to the lessee for running the said business in the name and style of **PADAMAVATHI FLOUR & OIL MILL** where in Kadamati Srinivasu or his spouse or his heirs or legal representatives or administrators or his assigns shall be the key person managing the aforesaid business for a monthly rent of **Rs. 4,300/- (FOUR THOUSAND THREE HUNDRED Rupees only)** for 1 years from the date of this deed.

**Now therefore this deed of lease witnessed as under:**

1. The premises would be on lease for a 1 Years commencing from 11-03-2022
2. The premises would be on lease for running a Business dealing in in oil manufacturing (Extression) like coconut oil, ginger oil, ground nut oil, poja oil and flour mill, selling of edible oils and pulses.
3. The lessee has agreed to pay a sum of **Rs.4,300 /- (Four Thousand Three Hundred Rupees only)** as rent per month to the lessor on or before 05 day of each calendar month.
4. The lessee shall keep the premises in good condition and shall deliver the vacant possession thereof to the lessor on termination of lease mentioned period.
5. The lessee shall not sublet the premises or any portion thereof to pay any person under any circumstances unless prior permission of the lessor.
6. The lessee is at liberty to make any additions or alterations to the vacant premises without the written consent of the lessor.
7. The lessee shall pay the electricity bill every month regularly
8. No written notice to the lessee shall be necessary for initiating to proceedings for the ejectment after the expiry of lease period. Lessee shall be given opportunity to extend further lease period upon mutual consent basis.
9. In case of eviction/termination of this deed, either of the party shall give 15 days advance notice in writing to the other party.
10. Breach of the above comments will entitle the lessor to determine the lessee and evict the tenant.
11. In witness whereof the parties above mentioned have signed this deed of lease in token of the acceptance of thereof.

**WITNESS:**

1. LESSOR

2. LESSEE