**RENTAL AGREEMENT FOR COMMERCIAL PREMISES**

This AGREEMENT FOR RENT is made and executed at Bangalore on 13th day of January 2021 (**13.01.2021**)

**BETWEEN:**

**Owner: Mrs. HAJIRA TABASSUM**

W/o: Mr Mohammed Muzammil

Aged: 32 years

RESIDING ADDRESS: No.1134/B1, Hightech Saptha Homes, 1st Stage, 5th Block, HBR Layout, Bangalore – 560043

HEREINAFTER CALLED the “**LESSOR**” (which term shall mean and include all his heirs, legal representatives administrators, executors and assigns) of the ONE PART.

**AND:**

**Tenant: Mr. MOHAMMED ALI**

S/o: Nallan Mohadeen

PREVIOUS ADDRESS:No.2/92Vishwa Street, Thirumalaipuram Post, Ampai Taluk, P.O Box No.627423, Tamilnadu.

HEREINAFTER CALLED the “**LESSEE**” (which term shall mean and include all his heirs, legal representatives, administrators, executors and assigns) on the other part.

WHEREAS, the LESSOR is the Sole and Absolute Owner and well possessed of the Immovable Property Premises bearing **No.36, situated at Zafrulla Layout, Erannapalya Main Road, Adjacent to Govindapura, Near Abodh Apartment, Arabic College Post, Bangalore - 560045**. Hereby let out one portion of the same to the **LESSEE** (***Ground Floor 1st Commercial Shop, Corner Double Door****)* for commercial purpose, General Store namely “**FATHIMA STORES**” and hereby entering into this Agreement, Witnesseth as Under;

1. WHEREAS the period of this Agreement is **Eleven (11) Months** commencing from **01-01-2021 to 01-12-2021** and can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market.
2. WHEREAS, the **LESSEE** has this day paid a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** by way of cash as advance to the **LESSOR** and the **LESSOR** hereby acknowledges the same before the Witness hereunder.
3. WHEREAS the Rent for the said Shop premises is **Rs. 10,000/- (Rupees Ten Thousand Only)** for which the **LESSEE** duly agreed and has this day agreed to pay the same on or before 5th day of every month without fail.
4. WHEREAS, the said Commercial Shop premises is provided with electricity facility with a separate meter and the **LESSEE** shall pay the charges to the concerned BESCOM office and keep the connection intact and as such also maintain the Shop as in the original condition.
5. WHEREAS, the **LESSEE** shall keep the said Shop premises in good and LESSEEable condition and shall use the same for Commercial purpose only.
6. WHEREAS, the **LESSEE** shall not alter or damage the said Shop premises and shall keep/maintain the same as on the today’s condition.
7. That the **LESSEE** shall not sub–let any part of the above said demised premised premises to anyone else under any circumstances without the consent of LESSOR.
8. WHEREAS the **LESSEE** shall not be entitled to make structure in the rented premises except the installation of temporary decoration, wooden partition/ cabin, etc. without the prior consent of the LESSOR.
9. WHEREAS the **LESSEE** shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to other.
10. WHEREAS the **LESSEE** shall use the above said premises for Official Purpose Only.
11. WHEREAS the **LESSEE** Shall not store/Keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities.
12. WHEREAS, the **Security deposit** paid by the **LESSEE** does not carry any interest during the period of this Agreement. The Agreement is subject to renewal thereafter under agreed terms and conditions, by the **LESSOR** and the **LESSEE** and the rent payable shall be increased by **10%** after expiry of this Rental Agreement period.
13. WHEREAS, the **TENTANT** shall permit the **LESSOR** or any of his agent to inspect the property during the reasonable hours of the day during the period of this Agreement.
14. WHEREAS the **TENTANT** shall abide by all the bye - laws , rules and regulation, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises
15. WHEREAS, **Three (3) months earlier notice** should be served by both the parties for Vacating before the period of Agreement. The said Shop premises shall be vacated and surety deposit paid by the **LESSEE** as on the date shall be prepaid by the **LESSOR** subject to recovery of arrears of Rent, electricity charges, damages caused to the building, etc., if any
16. WHEREAS both the parties have read over and understood all the contents of this agreement and have signed the same without any force or pressure from any side.

**IN THE WITNESS WHEREOF**, the **LESSOR** and the **LESSEE** have set their respective hands to this **RENTAL AGREEMENT** on the day, month and year above mentioned before witnesses hereunder.

**WITNESS**

1 (**LESSOR)**

**HAJIRA TABASSUM**

2. (**LESSEE)**

**MOHAMMED ALI**