

9. That the LESSEE shall keep the demised property and buildings from time to time standing thereon clean, sanitary and in good order, condition and repair to the satisfaction of the LESSOR and in default the LESSOR may after one month's previous notice in writing carry out all necessary repairs and the cost thereof shall be paid by the LESSEE on demand, and be recovered from the LESSEE under the Bengal public Demand Recovery Act, 1913.



10. That the LESSEE shall not make any alteration, addition or modification in the buildings on the demised property without the prior consent in writing of LESSOR or an officer duly authorized by him and its previous approval in writing of the plans and specifications thereof.

11. That during the currency of this Indenture the LESSEE shall carry out at his own cost all clearing, filling, leveling etc. of the demised property.

12. That the LESSEE shall in no way diminish the value of or cause any injury or make any permanent or temporary alteration in the demised property without the previous written consent of the LESSOR and shall not sell, dispose of any earth gravel or stone from the demised property nor excavate the same except so far as may be necessary for the execution of the works aforesaid PROVIDED nevertheless that the LESSEE may use for the purpose the said works, or sell or dispose of any materials excavated in the proper execution thereof, PROVIDED always that where unauthorized alteration is made to or materials are excavated from the demised property, the LESSOR may by notice require the LESSEE to restore the property to its original state at his own cost within a specified time, and in the event of default on the part of the LESSEE to comply with it's direction, the LESSOR may cause such restoration to be made and realize the cost thereof from the LESSEE under the Bengal public Demand Recovery Act, 1913.

13. That the LESSEE shall preserve intact the boundaries of the demised property and shall keep the same well demarcated and shall point when required by the LESSOR to do so to any officer duly authorized by him in writing to inspect them, should any boundary mark be missing, the LESSEE shall report the fact to the LESSOR. If it is found that any boundary pillars are demolished or lost due to any action of the LESSEE the cost of replacement of such boundary pillars may be realized from the LESSEE by the LESSOR.

14. That the LESSEE shall permit every authorized officer of the LESSOR after due notice at all reasonable times to enter into or upon and view, inspect and examine the demised property or any part thereto and or any buildings etc, thereon for the time being erected or in course of erection or subsequent thereto and for all other reasonable purposes.

Provided that in the event of the LESSEE willfully and unreasonably obstructing such entry he shall be liable to penalty of Taka Fifty for the first obstruction. Taka One hundred for the second obstruction and Taka Two Hundred for such subsequent obstruction and that the penalty imposed under

