

6. Lease Agreement

This Lease Agreement ("Agreement") is made and entered into on this 17th day of June 2024, by and between **Mustanki Cooperative Co.**, having its principal office at *Fishing Hub, 4th Cross Road, Ramaswamy Colony, Panampilly Nagar, Kochi, Kerala, India* (hereinafter referred to as the "Lessor"), and **Mr. Rajesh Varma**, residing at *House 52 A, Muttangal PO, Chorodu Village, Nadakar Taluk, Kozhikode District* (hereinafter referred to as the "Lessee").

1. The Lessor hereby leases to the Lessee the premises located at *Plot No. 16, Coastal Land Area, Ernakulam District, Kerala* (hereinafter referred to as the "Premises") for the purpose of conducting commercial fish farming activities.
2. The term of this lease shall be for one year, commencing on the 17th day of June 2024 and expiring on the 16th day of June 2025, unless terminated earlier in accordance with the terms of this Agreement.
3. The Lessee agrees to pay the Lessor a total sum of **₹10,00,000** (Ten Lakh Rupees) for the lease of the Premises, due on or before **September 15, 2024**. Payment shall be made by cheque or direct bank transfer to the Lessor's designated account.
4. In the event that the Lessee's payment of ₹10,00,000 due on September 15, 2024, is dishonored or otherwise unpaid due to reasons such as account closure, insufficient funds, or any other cause attributable to the Lessee, the Lessor reserves the right to terminate the lease with immediate effect upon written notice to the Lessee.
5. The Lessee shall deposit an amount of ₹2,00,000 (Two Lakh Rupees) as a refundable security deposit with the Lessor upon signing this Agreement. This deposit will be returned at the end of the lease term, subject to any deductions for damages, unpaid lease payments, or other amounts due under this Agreement.
6. The Lessee shall use the Premises solely for the purpose of commercial fish farming. Any change in use must be approved in writing by the Lessor.
7. The Lessee shall maintain the Premises in good condition and is responsible for all routine repairs and maintenance. The Lessor will handle major structural repairs unless caused by the Lessee's negligence.
8. The Lessee shall not sublease, assign, or transfer any interest in this Agreement or the Premises without the prior written consent of the Lessor.
9. In addition to the right to terminate due to payment default, either party may terminate this Agreement by providing 30 days' written notice to the other party in the event of a substantial breach of the terms of this Agreement.

10. This Agreement shall be governed by and construed in accordance with the laws of the State of Kerala, India.

11. This Agreement constitutes the entire agreement between the parties, and no other promises or conditions in any other agreement shall be binding unless in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

For Mustanki Cooperative Co. (Lessor)

Signature

Name: Tahera Mustanki

Position: Authorized Representative

Date: 17th June 2024

For Rajesh Varma (Lessee)

Signature

Name: Rajesh Varma

Date: 17th June 2024