

AND

SRI VENKATESWARA TRUST

Behind Sri Venkateshwara temple,

Nallurahalli, Siddapura road,

Whitefield Post, Bangalore-560066

Pan No. AANTS0935K

Represented By Trustee SMT. Nagashree Vivekanand Pan No AESPN8539F

Hereinafter referred to as the "LESSEE", on the OTHER PART;

WITNESSETH AS FOLLOWS:

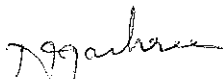
Whereas, the term and expression LESSOR and LESSEE wherever the context so permits or admits herein shall mean and include their respective heirs, executors, administrators, successors in interest and assigns;

Whereas, the LESSOR is the sole and absolute owner in respect of property bearing Bruhath Bangalore Mahanagara Palike, bearing **Khatha No.30/30/52/6**, situated at **Nallurahalli Village, K.R. Puram Hobli, Bangalore East Taluk, measuring 45,738 square feet**, which is morefully described in the schedule hereunder and hereinafter referred to as the **"SCHEDULE PREMISES"**;


AND Whereas, the LESSEE is already in occupation as a tenant in respect of the Schedule Premises and running educational institutions under the name and style of **GLENTREE ACADEMY WHITEFIELD, NALLURAHALLI**, by paying Rs.10,000/- (Rupees Ten Thousand only) per month as rent for the Schedule Premises.

AND whereas, the LESSEE approached the LESSOR to take on lease of the Schedule Premises for a period of **thirty (30) years** on rental basis on payment of monthly rent of **Rs.10,000/- (Rupees Ten Thousand Only)** and LESSOR has agreed to lease the Schedule Premises to the LESSEE for a term of **thirty (30) years**.

FOR SRI VENKATESWARA TRUST



Trustee



RENTALS:

The LESSEE shall pay a monthly rent of **Rs.10,000/- (Rupees Ten Thousand only)** to the LESSOR without any default on or before the 10th of every succeeding month.

For the **First Ten (10) Years**, i.e., **from 01-04-2015 to 31-03-2025**, there is no enhancement of rents.

The LESSEE agrees to pay an enhanced rent of Rs.6,00,000 (six lakhs) per month **STARTING FROM 01-04-2025 to 31-03-2035**

The LESSEE agrees to pay an enhanced rent at the rate of 10% after expiry of **ten (10) years** on the last paid rents.

ENHANCEMENT OF RENTS STARTS FROM 01-04-2035 to 31-03-2045

The open space of the Schedule Premises shall be used as playground as per the ' requirement of the LESSEE's institution.

SECURITY DEPOSIT:

The LESSEE agrees to pay interest free security deposit of Rs 60,00,000/- (sixty lakhs) to the LESSOR.

The LESSOR will return interest free security deposit at the end of the Lease period to the LESSEE.

NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:

1. That the lease period shall be for a period of **THIRTY (30) YEARS**, commencing from 01-04-2015 and the lease shall be renewable on the expiry of **thirty (30) years**, if the parties mutually agree to the same. For such renewable fresh lease deed shall be registered.
2. The tenancy month commences from 1st day of every calendar month and ending with the last day of the same month.
3. The LEASE / TENANCY month commences from **01-04-2015**.
4. The LESSEE shall pay monthly rent and other applicable taxes to the LESSOR and the LESSOR shall issue valid receipt for having received the said rents.
5. The LESSEE shall pay the monthly electricity and water consumption charges to the BBMP KPTCL / BESCOM & BWSSB promptly, as per the meter readings and shall keep the installations intact

6. The LESSEE shall not sub-let, re-let, under-let, part with or assign the Schedule Premises to any other person or persons, body or bodies. In such an event, it shall be construed as a breach of contract of the terms herein and the LESSEE shall be ejected out of the Schedule Premises on this ground alone.
7. The LESSEE undertakes to keep the Schedule Premises inclusive of building/s, structure/s, super structures in good and tenantable condition as it presently exists without making any alterations or additions to the existing structures. Any such tenable additions shall be so executed only after obtaining prior permission and consent from the LESSOR in writing.
8. The LESSEE agrees to permit/allow the LESSOR or his authorized agents/ representatives to inspect the Schedule Premises at all reasonable hours.
9. THE LESSOR shall have the exclusive right to terminate this agreement, if the LESSEE commits abrogation or any or more of the covenant/s enshrined herein.
10. If the LESSEE defaults in making the payment of rents for **three (3) months** or if the LESSEE omits to perform or observe any of the covenants or conditions, as stipulated in this Lease Deed, the LESSOR shall re-enter forthwith upon the Schedule Premises and take possession of the same.
11. The LESSEE shall indemnify and to keep the LESSOR indemnified against all claims, demands, suits, decrees and awards, damages, costs, of whatsoever nature, which may be brought or passed against the LESSEE by reasons of any damage caused to the adjoining owners or occupants and others by reasons or any other accident, consequent upon such causes of the demised premises aforesaid.
12. On the expiry or by termination of the LEASE hereby created or earlier determination under the provisions hereof, the LESSEE will hand over the vacant possession of the Schedule Premises in good and tenantable condition or can be extended for future request period.
13. It is specifically agreed between the parties that any matter not specifically provided for herein, shall be governed under the Transfer of Property Act for the time being in force.

SCHEDULE PREMISES

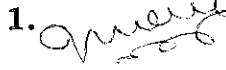
All that piece and parcel of the immovable property bearing Bruhath Bangalore Mahanagara Palike **Khatha No.30/30/52/6**, situated at **Nallurahalli Village, K.R. Puram Hobli, Bangalore East Taluk**, measuring **45783 square feet** and bounded on the:

East by : VDB Willow Farm;
West by : Property in Survey No.52/5B;
North by : Water Kaluve,
South by : Sri Venkateshwara Temple & Road.

Together with the building and appurtenances appertaining thereto.

IN WITNESS WHEREOF, the LESSOR and LESSEE have set their respective hands unto this LEASE DEED on the day, month and year first above written.

WITNESSES:

1. 
Vinay Kumar


LESSOR

FOR SRI VENKATESHWARA TRUST



Trustee

2. Ramesh
Ramesh Bo Hota

LESSEE