**RENT AGREEMENT**

This agreement made at Bangalore on this 11th April 2015 between

Srimati. K. RAMA BAI residing at No# 369, Ground Floor, 5th Cross, 2nd Main, Srinivasa Nagar, BSK 1stStage, Bangalore-560050. Hereinafter called as “THE LESSOR” (which expression shall mean and include their heirs, executors, administrators and assigns) on the one part.

AND

Mr. CowkurGopalakrishna Rao, S/o C Rangavittal Rao, residing at No# 369, 1stFloor, 5th Cross, 2nd Main, Srinivasa Nagar, BSK 1st Stage, Bangalore-560050,

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hereinafter called “THE LESSEE” (which terms unless repugnant to the context shall mean and include its heirs, morefully described in office and assigns) of the other part.

Whereas the LESSOR is sole and absolute owner of the residential house No# 369, Ground Floor, 5th Cross, 2nd Main, Srinivasa Nagar, BSK 1st Stage, Bangalore-560050 described in the schedule “A” hereunder and hereinafter referred to as the schedule premises.

And whereas the LESSOR has agreed to allow the LESSE to occupy and use the schedule premises subject to the terms and conditions set forth hereafter.

Now this agreement witnesses and it is hereby agreed between the two parties “LESSOR” and “LESSEE” here to as follows:

1. In consideration of the compensation hereby reserved and the terms, conditions and stipulations hereinafter contained and agreed to be performed and observed by the LESSEE, the LESSOR hereby grants in favour of the LESSEE, the right to occupy and use the premises for residential purpose described in the schedule hereunder for the period of 12 (Tweleve) months commencing from 09thFebruary2015 to 08thJanuary 2016. The LESSEE shall pay to the LESSOR a monthly compensation of Rs.10,000.00 (Rupees TenThousands only) as a rent for the use of the occupation of the schedule premises to K Rama Bai residing at No# 369, Ground Floor, 5th Cross, 2nd Main, Srinivasa Nagar, BSK 1st Stage, Bangalore-560050. These months shall be payable before the 10th of every month by an account payee cheque/cash.
2. It is agreed between LESSOR and the LESSEE that the lease shall be renewed for a further terms of 12 (Eleven) months at the option of the LESSEE and there will be 3% (Ten percent) increase in the monthly compensation at the end of every month
3. The LESSEE shall pay a sum of Rs50,000(Rupees Fiftty Thousands Only) as a interest free security deposit which shall be refundable on termination of this agreement and on handing over the vacant possession of the scheduled premises by the LESSEE to the LESSOR. However, the LESSEE shall not entitled to deliver the vacant possession or pay any compensation, water and electricity charges if any unpaid by the LESSEE at the time of vacating the premises. The LESSOR shall also entitled to deduct from the security deposit the cost of damages caused to the schedule premises and its fittings by the LESSEE.
4. The LESSEE shall not make any structural additions or alterations to or in the schedule premises. However, the LESSEE is entitled to install telephone, and domestic appliances and other conveniences reasonable needed for occupying the schedule premises.
5. The LESSEE shall not make any damages to the schedule premises.
6. The LESSEE shall indemnify the LESSOR from all claims, demands, actions, costs and charges to which the LESSOR may become subject to or which he may have to pay or be held liable by

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reasons of any injury or damage to the licensed premises by any reason of any activity, negligence, commission, non-performance or non-observance of any terms and conditions

of this license by the LESSEE.

1. The LESSEE shall deliver the vacant possession of the schedule premises in good and tenantable condition subject to normal wear and tear on the expiry of the period stipulated above to the LESSOR within a reasonable period of 1 month from the date of expiry of the period stipulated above.
2. It is specifically agreed between the LESSOR and the LESSEE that agreement does not create any demise or tenancy or any other right in favour of the LESSEE.
3. The LESSEE shall undertakes to keep and maintain the schedule premise in good habitable condition in substantial repair at its costs and to keep the electric and sanitary installation in good order.
4. The LESSEE shall during the period of lease have a peaceful control over the uninterrupted use of the said premises subject to the terms of this agreement.
5. All municipal and government taxes, cesses, and other out going in respect of the schedule premises shall be borne by the LESSOR and the LESSOR undertakes to pay such taxes and charges in time so as not a jeopardise the right of the LESSEE during the currency of the lease.
6. If the LESSOR defaults in making any such payments or incurring any expenditure which the LESSEE shall have the right to make such payment or incur such expenditure and deduct the same from out of the compensation payable under this agreement to the LESSOR from time to time.
7. The LESSOR undertakes to indemnify the LESSEE against all damages or loss the LESSE may sustain by reason of any breach or non-observance of any of the obligations of the LESSOR under this agreement or any statutory or municipal rules and/or regulations.
8. The deed is drawn in one set and the LESSEE shall bear and pay all the costs charges and expenses incidental to the preparation and execution of this deed and non-judicial stamp paper.
9. The LESSOR/LESSEE shall have the option to terminate this agreement after giving one month notice to this effect in writing to the LESSOR/LESSE.
10. Any notice to be served upon the LESSOR shall be deemed to be priority served if addressed to the LESSOR and if delivered at his address herein mentioned unless the LESSOR has given proper notice of change of address.

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1. The LESSEE agrees to pay Rs.20,000(Rupees Twenty Thousand Only) towards repainting and cleaning charges which shall be deducted in advance or will get the premises repainted and cleaned in all respects at the time of termination of lease agreement.

**SCHEDULE A**

The premises at No# # 369, First Floor, 5th Cross, 2ndMain, Srinivasa Nagar, BSK 1st Stage, Bangalore-560050 consists of the following :

1. Living Room One
2. Kitchen One
3. Bed Rooms Two
4. Toilet/Bathroom One each
5. Amenities
6. Tube Light one
7. Fans NA
8. Other fittings NA

I witness whereof LESSOR and the LESSEE have set their respective hands into this agreement in presence of witness.

Signed and Delivered by the LESSOR above mentioned

Signature of the LESSOR

Signed and Delivered on behalf by the LESSEE above mentioned

Signature of the LESSEE

WITNESS

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