

COMMERCIAL SHOP LEASE AGREEMENT

THIS AGREEMENT is made on this 17th day of January, 2026, by and between:

LANDLORD: Mr. Rajesh Kumar, residing at 12A, Station Road, Kharagpur, West Bengal ("Lessor"). **TENANT:** Ms. Anjali Das, residing at 44B, IIT Campus, Kharagpur, West Bengal ("Lessee").

1. PREMISES: The Lessor agrees to lease to the Lessee the shop designated as Shop No. 5, Ground Floor, Market Complex, Kharagpur (the "Premises").

2. TERM: The lease shall be for a term of 11 (eleven) months, commencing on 1st February 2026.

3. RENT: The Lessee shall pay a monthly rent of INR 15,000 (Fifteen Thousand Rupees) on or before the 5th day of each month.

4. TERMINATION (The "Safe" Clause):

Either party may terminate this Agreement at any time by providing the other party with no less than thirty (30) days' prior written notice. Upon expiration of the notice period, all obligations shall cease, provided all outstanding rent has been paid.

5. USE OF PREMISES: The Premises shall be used solely for the purpose of operating a General Store.

IN WITNESS WHEREOF, the parties have signed this Agreement.