

LEASE AGREEMENT

This lease Agreement drawn between Mr. Phurpa bearing CID No. 11607002386 house owner, Duksum, herein after called the lesser on one part and Ms. Pema Deki, Regional Manager(ER), Samdrup Jongkhar, Bhutan Postal Corporation Ltd. herein called the lessee on other part for the lease of room on rent for office purpose with the following terms and conditions.

DESCRIPTION OF PREMISES:

- 1) Type of house = Building
- 2) Located at = Town
- 3) Total No. of room = 2 rooms

CONDITION OF LEASE

1. That the lessee has been granted for a period of two years commencing from 01.04.2024 to 31.03.2026.
2. That the lessee shall pay to the lesser by way of rent for the property described above with effect from 01.04.2024 @Nu.5000/-per month.
3. If the lessee wishes to vacate the property before the expiry of the period of lease, the lessee shall serve the lesser of one month notice in writing.
4. If the lesser wishes to discontinue or terminate the agreement before the expiry of the period, the lesser shall serve the lessee 2(two) months notice in writing.
5. In case the lessee wishes to renew the lease of property for future period of 1 year he/she shall give to the lesser a notice in writing to the effect, not later than one month before the expiry of the lease and there upon the agreement shall stand renewed accordingly.
6. That the lessee shall not sublet the property in part or whole without the prior consent of the lesser.
7. That the lessee shall pay for the electricity and water charges according to the bill of the local authority as and when such bills are raised.
8. The lesser shall be responsible for carrying out necessary periodical repairs depending on the needs to maintain the property in usable condition.
9. The lessee shall comply with all the rules and regulations of the local authority with regard to use of the property and the lesser shall pay the land, building and other taxes as levied by the Government Authority from time to time.
10. The lessee shall permit the lesser or his/her representative to enter the property for inspection and carrying out the repairing works whenever necessary on due notice given by the lesser.
11. The lesser shall have the right to exercise and decide for rent revision on the basis of Tenancy Act.
12. The lessee shall hand-over the property to the lesser with all the fittings and fixtures listed in the inventory in working order on or before expiry of lease.
13. For any disputes between the two parties, the legal jurisdiction shall be the Royal Court of Justice Bhutan.
14. The lesser and the lessee hereby understand and agree to the terms and condition of the lease agreement and attest our signatures as follows:

LESSER

Phurpa(HO)
Duksum



WITNESS

Cheten Norbu(PM)
Duksum PO

Post Master
Bhutan Post
Duksum

LESSEE

Pema Deki (RM)
S/Jongkhar (ER)