

RENT AGREEMENT

This agreement of rent is written on Friday the 01st day of June, 2018 between Shri [Name] S/o Shri [Father's Name], resident of [Address], India, on the one hand (hereinafter called the "owner") and Mr. [Name] S/o Mr. [Father's Name] resident of [Address] (Aadhar Card No.), on the second hand (hereinafter called the "tenant").

WHEREAS the owner is the absolute owner of the premises situated at [Property Address] having a super built-up area of 1500 sq. Ft. (hereinafter called the "premises").

AND WHEREAS the owner has decided to rent his premises to the said tenant, which is free from all encumbrances.

NOW THIS AGREEMENT OF RENT WITNESSES AS FOLLOWS:

1. That the monthly rent of office has been agreed to be paid at the sum of Rs. 42,500/- (Rupees Forty Two Thousand Five Hundred only) per month excluding maintenance charges of the said premises for the restaurant purpose use for a period of 11 month. As stipulated above the total rent will be Rs. 4,67,500/- (Rupees Four lacs Sixty Seven Thousand Five Only).
2. That the tenant shall pay the rent in advance on or before 10th day of every month to the owner. In addition to the rent amount, the tenant has paid Rs. 1,27,500/- (Rupees One Lac Twenty Seven Thousand Five Hundred Only) through the cheque (cheque no. of Bank, , Indore) as a deposit to secure due performance of terms & conditions of the rent agreement.

3. The owner is under obligation to return the advance cash of Rs. 42,500/- (Rupees Forty Two Thousand Five Hundred Only) in case of vacation of premises before the termination of this rent agreement of 11 month. In any case of termination of contract or vacation of premises both the parties shall give the 01 month advance notice of vacation of premises.
4. The agreement shall be effective from the Friday, the 01th day of June, 2018 and its duration will be 11(eleven) calendar months upto Tuesday, the 30th day of April, 2019. After the completion of duration the tenant will return the possession of restaurant (premises) to the owner.
5. The tenant have been running a business of Selling of baked food and related items named and styled as “[**Trade Name**]” in the above said premises belonging to them, under which the owner will not create any interest in the business.
6. The tenant, as an essential terms & conditions of this agreement, shall run the office which shall strictly be vegetarian, in no case non-vegetarian shall be stored, as essential terms & condition of this agreement that in no case, the tenant shall store, keep or serve liquor or intoxicating substance breach of any of these condition shall entail into immediate termination of this agreement and the owner shall have a right to re-enter the premises, eject the tenant from the premises without intervention of any court and without and without any prejudice to any other rights available to the owner and their right to report the matter to the authorities concerned.
7. The tenant having a right to use in addition to the premises, any other goods, furniture & fixtures already in existence as are described in the **Schedule-A** to this deed. In case of any substantial damage in the property except natural wear & tear, the tenant shall compensate to the owner for the same.

8. The tenant is under obligation of not taking any loan/credit facility from any financial institution/bank on the premises of the owner to safeguard the premises.
9. As from the commencement of this agreement, the tenant, shall liable to pay the maintenance amount, all taxes, fees & charges in respect of water, power consumption of the premises.
10. The tenant shall not carry out any structural alterations and additions or changes in the said premises without the prior consent in writing from the owner.
11. The tenant shall keep the interior of the said Premises and the fittings and fixtures including electrical sanitary and plumbing therein in good and usable condition subject to normal wear and tear.
12. The tenant shall not do any act or deed in contravention to any Government acts, rules & regulations, or conditions or rules imposed by any local bodies like the IMC etc.
13. That the first party will revise the rent after every eleven months and the previous contact rent will be terminated and the new agreement will be executed again for the next period.

IN WITNESS WHEREOF the parties have signed this agreement on the 01st day of June, 2018 in the presence of witnesses hereunder who have attested the same in my presence

Witnesses

- | | |
|------------------|------------------|
| 1. Name:_____ | 2. Name:_____ |
| Address:_____ | Address:_____ |
| Signature: _____ | Signature: _____ |

Executants:

- 1. Owner: Mr. [Name] S/o Shri [Fathers's Name]**
Address: _____

- 2. Tenant: Mr. [Name] S/o Mr. [Fathers's Name]**
Address: _____