

LEASE AGREEMENT (Guest House/Transit Camp)

This Deed of Lease Executed at _____ on this _____ day
of _____

Between (1) Smt./Shri

Now residing

at _____

(hereinafter referred to as LESSOR WHICH TERM SHALL INCLUDE HER/HIS LEGAL REPRESENTATIVE AND

ASSIGNS) and **United India Insurance Company Ltd.** A Limited Liability Company incorporated under the Companies Act, 1956, now having its Registered Office at 24, Whites, Road, Chennai 600 014 and represented herein by its Chairman-cum-Managing Director through his power of Attorney holder Shri

(hereinafter referred to as LESSEE which term shall include its successors in interest).

Whereas the LESSOR has offered to let on lease the premises (described in the Schedule hereunder and

hereinafter referred to as Demised premises) to the LESSEE for the residential accommodation of any of its officers / guests for a monthly rent of Rs. _____ per month

(Rupees _____) which offer has been accepted by the LESSEE subject to the terms and conditions set out hereunder: -

THIS INDENTURE WITNESSETH

1. In pursuance of the above said recital, the LESSOR HEREBY LETS ON LEASE THE Demised Premises to the LESSEE FOR AMONTHLY RENT OF Rs. _____

(Rupees _____)

2. This Lease will be for a period of

3. The LESSOR HEREBY COVENANTS THAT:

(I) He IS IN LAWFUL POSSESSION OF THE PREMISES.

(ii) He will keep the premises in good tenantable condition by attending to its necessary repairs and periodical whitewashing and painting of the said premises.

(iii) He will see that all the taxes, rents and levies due in respect of the Demised premises to the Govt./ Local Body are promptly and regularly paid.

(iv) To permit the LESSEE TO REMOVE FROM THE PREMISES AT THE EXPIRATION OR SOONER THE TERMINATION OF THE TENANCY ALL FIXTURES AND FITTINGS INSTALLED BY THE lessee in the DEMISED PREMISES.

(v) To permit the LESSEE paying the monthly rent hereby reserved and observing the covenants on either

part herein contained to use, occupy and enjoy the premises without any disturbance or interruption by

LESSOR or any other person lawfully claiming by, through or under him or in trust for him and the LESSEE is a tenant of the Lessor.

(vi) He agrees that, though the actual carpet area of the premises leased out hereunder to the LESSEE after excluding balcony, verandah, common area, kitchen, staircase, toilets is more than your specific requirement of 1200 sq ft only, I hereby permit you to use the same for total consideration of 1200 carpet area only and the further states that NO CLAIM for any compensation of what so ever

nature for the excess area of utilization will be made by me /my successor in this regard with the LESSEE in future.

4. The LESSEE hereby covenants that it will.

(i) Pay the monthly rent of Rs. _____ (Rupees _____) as stated above due for a month on or before the Seventh day of the succeeding English Calendar Month.

(ii) Keep the Demised Premises clean and tidy.

(iii) Pay the water and electricity charges promptly and regularly.

(iv) Permit the LESSOR and persons authorized by him to enter, to inspect and/or attend to any necessary repairs relating to the Demised Premises.

(v) Not to alter or construct new in the Demised premises, except providing removable partitions, fittings, fixtures electrical installations, etc and

5. IT IS MUTUALLY AGREED BETWEEN THE PARTIES THAT the cost of stamp papers and Registration in respect of this lease deed would be equally borne by LESSOR and LESSEE.

6. Notwithstanding anything contained above, the lease can be terminated by giving three-month notice period by Lessee.

SCHEDULE

Premises bearing Flat No. ----- Plot No ----- Locality/Road/Street City
Comprising a total/plinth/Carpet area of Aprox sq ft bounded on

North by

East by

West by

South by

IN WITNESS WHEREOF THE PARTIES HEREUNTO set their hands on the day, month and year first above written.

LESSEE:

LESSOR:

Witnesses: (Signature with name and address)

1.

2.

Fixtures & Fittings provided by the Lessor (as per attached list)

NOTE: - If monthly maintenance charges are payable extra, the same to be mentioned separately.