

WHEREAS the LESSOR is the owner of the building bearing Door No.172/1, New No 224, Ramakrishna Mutt Road Chennai - 600028 and he intends to let out a portion in the said building which is more fully described in the schedule hereunder to the on the monthly rental basis and the Lessee has agreed to take the same on Lease on the basis of the following terms & conditions:

1. The LESSOR shall let out schedule mentioned portion to the Lessee on a monthly rent of Rs.9500/-(Rupees Nine thousand Five hundred) only and there upon an increase of,5% in rental value every year. The monthly rent shall be payable to the Lessor on or before 9th day of succeeding English calendar month for which it is due.
2. The Lessor hereby agree and acknowledges receipt of Rs.2,00,000/= (Rupees Two Lakhs only) paid by cheques 001018 dt. 24/04/2015 for Rs 1,00,000/= (Rupees One Lakh Only) and 001019 dt.15/05/2015 for Rs.1,00,000/= (Rupees One Lakh Only) of City Union Bank. Towards security deposit for the leased premises. The Lessor hereby agrees to return the above referred security deposit to the Lessee on the day when the Lessee vacates and handover the possession to the Lessor in good and tenable condition. The above deposits carry no interest.
3. The lease of the premises commences with effect from 1<sup>st</sup> day of May 2015 and the period of lease will be only 5(Five) years.
4. After 5 (Five) years the Lessee hereby agrees to renew the lease at the option of both the parties to which the Lessor hereby agrees.
5. The Lessee agrees to pay Rs.500/- (Rupees Five Hundred Only) towards the amenity charges.
6. The Lessor shall be solely responsible for the payment of Municipal Taxes, Land Tax and Property Tax and the Lessor will have the right to terminate the Lease in the event of the Lessee makes default in the payment of rent for any three consecutive months.
7. The Lessee has agreed to pay the electricity charges towards power consumed by them.
8. The Lessor or his authorized representative has the right to inspect the said premises during the working hours at any date, with prior notice to the Lessee.
9. The Lessor shall give the actual receipt for the amount received from the Lessee by way of rent.
10. The Lessee shall use the said premises only for running Bharat Vikas Generic Medical shop, Medical allied facilities and carrying on businesses as a non residential accommodation.

V.M.

P. UNIDAG