

THIS DEED OF LEASE made the _____ day of _____ BETWEEN _____ S/W/D/O _____ residing at _____ (hereinafter called "the Lessor") of the ONE PART and _____ s/w/d/o _____ residing at _____ (hereinafter called the "the Lessee") of the OTHER PART, WITNESSES, that in consideration of the rent reserved and of the lessee's covenants and the conditions to be observed and performed by him as hereinafter contained, the lessor do hereby grant, convey and transfer by way of lease to the lessee ALL THOSE premises, with compound, out-houses, appurtenances whatsoever, etc., bearing No. _____ and situate at _____ TO HAVE AND TO HOLD the same to the lessee for the term of _____ year (or years) with effect from the _____ day of _____, at a monthly rent of Rupees _____ SUBJECT to the following terms and conditions:-

1. The LESSEE hereby agrees with the lessor as follows:-
 - (a) To pay the said rent, free and clear of all deductions, on the _____ day of very current month in advance during the term of the lease; such payment shall be made at the address of the lessor as aforesaid.
 - (b) To pay for and discharge and satisfy all rates, taxes, assessments and impositions (except the owner's share of the house tax) which are not or during the said term as hereafter imposed or assessed on the said premises, or the lessor or the lessee in respect thereof, by the authority of Government or otherwise.
 - (c) At all times during the term of the lease to keep and maintain the premises clean, tidy, healthy, wind and watertight in all seasons and further in good and substantial repair, reasonable wear and tear and damage by fire or storm excepted.
 - (d) To replace all broken fittings and fixtures by equally good or better substitutes and not to make any structural additions or alterations to the demised premises without the consent of the lessor first had and obtained in writing.
 - (e) To permit the lessor, his servants and agents at all reasonable hours to enter into the property to inspect the condition or to leave notice of all defects to be repaired.
 - (f) At all times during the said term to use and occupy the demised property as a private dwelling house for himself and the members of the family and not to keep any paying guests or share accommodation with outsiders nor to carry on or permit to be carried on any offensive or prohibited trade or business in the said premises.

- (g) Without the consent in writing of the lessor, not to assign or part with his leasehold estate or interest in the said premises created under these presents not sublet the same or any part thereof to any person or persons whomsoever, or make any structural addition or alteration therein.
- (h) On the expiration or earlier determination of the lease to yield and deliver peaceful vacant possession of the premises in its entirety together with all improvements, if any done thereto without any claim for compensation on that account.

2. THE LESSOR hereby agrees with the lessee as follows:-

- (a) At all times during the said term, to pay the owner's share of house tax of the premises whenever the same falls due and his income-tax and other personal taxes as and where assessed.
- (b) That the lessee, paying the rent hereby reserved and observing and performing the conditions and covenants herein contained, shall quietly and peaceably hold, possess and enjoy the said premises during the said terms without any interruption and disturbance by the lessor or any person claiming under or in trust for him: Provided, however, and it is expressly agreed and declared by and between the parties hereto that, in case of non-payment of rent for any month beyond 2 days or in the event of breach of any of the conditions and covenants to be observed and performed by the lessee, the lease may at the option of the lessor stand determined when and in such an event the lessor shall be entitled to re-enter into the property and repossess the same as his former estate without prejudice to his right to recover all arrears of rent and any damages for breach of such conditions and covenants.

SCHEDULE OF THE PROPERTY

IN WITNESS WHEREOF the parties hereof have put their hands, seal and signatures on the day, month and year first above written.

Signed, Sealed and Delivered
By the LESSOR at _____
in the presence of :

Signed, Sealed and Delivered
By the LESSEE at _____
in the presence of :