



केरल KERALA


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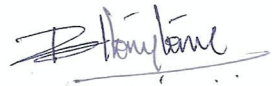
## RENTAL AGREEMENT

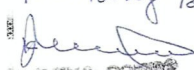
This deed of Rental agreement executed on this 07<sup>th</sup> day of January 2023, between Mrs. Subaida Abbas (hereafter referred to as the owner and Lessor) aged 72 years, residing at Breeze Land, Mamom, Attingal, Trivandrum District and

Mr. Ted Tony Tom S/o Austin Tom aged 47 years (hereafter referred as Lessee) presently residing at "Bute Wealth", Kazhakuttom, PIN : 695 582.

Whereas the Lessor is the absolute owner of the building named Cyber Square with TC no: 2/2403 (5) (ground floor) comprising a sq ft of approx 650 only, Attinkuzhy, Trivandrum and whereas the "LESSEE" approached "LESSOR" for renting out of the above numbered space for a period of 11 months for Commercial purpose comprising of a monthly rent of INR 8500 (Rupees Eight Thousand Five Hundred Only) along with an increment of INR,500/- on renewal of this agreement. The Lessee have hereby paid a security deposit of INR 50,000 on mutually agreed conditions.

  
Lessor

  
Lessee

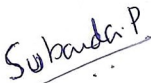
No. 1477/28-1-23  
Ted Tony Tom  
  
KAZHAKUTTOM



27/1/23

**Now therefore it is agreed between the parties hereto as follows:-**

1. The period of tenancy shall be 11 months from the date of this agreement or liable to be extended if both the Lessor and Lessee agree or terminable on one month notice on either side and the lessee shall vacate the premises with all fixtures, fittings, watertaps complete in all aspects in good order and condition on proper receipt, together with compensation in cash for damages, loses etc if any on termination of the notice period of one month said above whichever is earlier.
2. During the period of tenancy, the Lessee shall not assign or sublet or part with the possession of the area or any part thereof to any persons without the written consent of the Lessor . A single parking area in front of the entrance shall be used only for parking.
3. The Lessee shall not make any alteration or addition to the building or misuse without the consent of the Lessor, damage or remove any movable or immovable fixture fittings, parts etc, to the building and shall be liable to pay all damages etc by him.
4. The Lessee shall use the premises to run an office only and shall not do any other kind of business without the written consent of the Lessor.
5. The rent of the said premises shall commence from 07<sup>th</sup> January 2023.
6. If any activities on the part of the Lessee to reduce the dignity of the above mentioned building, that is also the ground of eviction.
7. The Lessee shall pay the electricity charges for the said premises without fail.
8. The Lessor reserves the right to terminate the agreement on one month notice in the event of any breach of the above conditions by the Lessee.



Lessor



Lessee