

കേരളം KERALA

LEASE AGREEMENT

BD 648222

This Lease Agreement made on this 21<sup>st</sup> day of November 2016, between **Mrs. Jaya N. Shenoy**, Wife of Late Sri. K. R. Narayana Shenoy, resident of 4/1165, (M.R.S.), Near M.S.C. Bank Limited, Cherlai Road, Mattancherry, Kochi 682 002, (hereinafter referred to as "The Lessor") AND

**M/s. GREEN NATURE HOLIDAYS PRIVATE LIMITED**, represented by **Rajesh K.N.**, Managing Director, 63/1701, Aaram Vedu, S.R.M. Road, Ernakulam - 682012 (hereinafter referred to as "The Lessee")

The expression of both the parties wherever they occur in the body of this agreement, shall mean and include their respective heirs, executor's, administrators, nominees and assigns.

The lessor is the lawful owner and is well seized and possessed of or otherwise well and sufficiently entitled to the House No. 4/1165, (M.R.S.), Near M.S.C. Bank Limited, Cherlai Road, Mattancherry, Kochi 682 002, (hereinafter referred to as "Premises") fully desired in the schedule written hereunder.

**NOW THIS AGREEMENT WITNESSETH AS UNDER: -**

WHEREAS the lessee has approached the lessor for grant of lease of the above said property for commercial purposes and that lessor is in position to let out the aforesaid property on lease.

*Jaya N. Shenoy*  
JAYA N. SHENOY  
(LESSOR)

*Rajesh K.N.*  
RAJESH K.N.  
(LESSEE)

No. 35175 Date 21/11/16

value Rs. 100/-

Sold to *Jaya N. Shenoy, 4/1165*  
Kochi 2


To be Linked With *K. Sreenivasan*  
K. SREENIVASAN


STAMP-VENDOR, MATTANCHERRY




1. That the premises is let out to the lessee for a period of 11 (eleven) months only W.E.F. 21<sup>st</sup> November 2016, for the exclusive use of lessee for commercial purposes only and is not transferable to any other person.
2. That the lease shall be monthly in nature, commencing from 21st day of each English calendar month. That rent for the 11 months as per mutual settlement of the parties is fixed at Rs 5,000/= (Rupees Five Thousand Only) per month and the same is payable in advance on or before 21<sup>st</sup> day of every English calendar month. If the agreement is renewed after 11 months, rent for next year will be increased by 20% (twenty percent). This may be extended by mutual consent.
3. The period of lease above stated can be curtailed by lessee with a clear notice of one month in writing to lessor and lessor shall also serve one month notice in case of eviction of the said property to the lessee.
4. Lessee shall not use the rented premises to carry out business in items like arm & ammunition, dangerous material, fire hazard-material, health-hazard material, material prohibited by Govt. law etc.
5. The lessor at his own cost will carry out all major repairs of the premises. However, lessee at his own cost will do all the minor repairs. No additions / alterations of any kind will be done in the premises by lessee without prior consent of lessor, in writing.
6. That the lessee shall permit the Lessor or his / her authorized representatives to enter upon the said premises as and when necessary with the prior intimation to the lessee.
7. That the lessee shall pay building tax, electricity charges and water charges of the premises to the concerned authorities. The rental excludes the above charges.
8. The lessee has paid security amount of Rs 50,000 (Rupees Fifty Thousand Only) to the lessor which shall be refundable after expiry of the lease period without interest.
9. The original of this agreement will be retained by the lessor and duplicate copy of the same will be retained by the lessee.

The lessor and lessee in the presence of witnesses given below have signed this Agreement: -

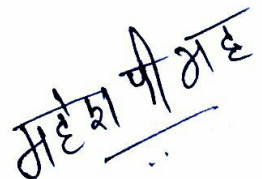
  
JAYA N. SHENOY  
(LESSOR)

  
RAJESH K.N.  
(LESSEE)

WITNESSES: -

1. PRAMODINI R SHENOY  
4/1165, Cherlai Road,  
Kochi - 682002.  


2. MAHESH P. BHAT  
8/1145, Bhat Nivas  
Kochi - 682002.



# LEASE EXTENSION ADDENDUM

**Date of Amendment:** 21<sup>st</sup> October 2017.

**Landlord / Lessor:** Jaya N. Shenoy

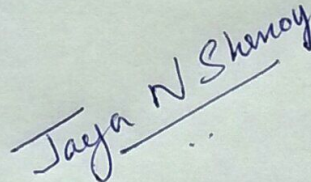
**Tenant / Lessee:** M/s. Green Nature Holidays Pvt. Ltd. represented by Rajesh K. N.

**Property Address:** 4/1165, (M.R.S.) Near M.S.C. Bank Ltd., Cherlai Road.

**District:** Ernakulam **City:** Kochi **State:** Kerala **Zip Code:** 682 002.

**Lease Start Date:** 21<sup>st</sup> October 2017 **Lease End Date:** 20<sup>th</sup> October 2022

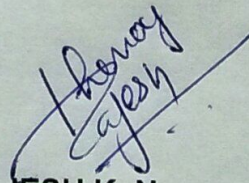
The parties agree that the aforementioned lease agreement shall be extended for a period of 05 Years with the monthly rent to be in the amount of Rs. 5,000. All other terms and conditions of the lease agreement shall remain in effect in respect for the obligations of both parties.



**Landlord / Lessor Signature**

**JAYA N. SHENOY**

**Date:** 21<sup>st</sup> October 2017.



**Tenant / Lessee Signature**

**RAJESH K. N.**

**Date:** 21<sup>st</sup> October 2017.