

കേരളം കേരल KERALA

X 205760

LEASE AGREEMENT

This Agreement is made at Ernakulam on this 7th day of July 2016 between Mr. K G Joshy, S/o George, residing at Kannippallil House, Muppathadom P O, Always, Ernakulam And M/s Kerala Destinations P Ltd, having Registered Office at 1618-A, Federal Pearl, Jawahar Nagar, Kadavanthra P O , Ernakulam represented by its Managing Director, Mr. Jiby Jose, here in after called the "lessor" ,

Jiby
LESSOR

Perar...
LESSEE

On 13/07/16
12-4-13
KERALA DESTINATIONS
Ernakulam

M. R. PADMANABHAN
High Court Stamp Vendor
ERNAKULAM

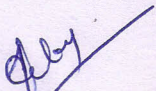


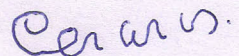
which expression shall unless repugnant to the context or contrary to the meaning thereof be deemed to include here heirs , executors, administrators, and assigns of the one part and M/s Kerala Destinations P Ltd, having Registered Office at 1618-A, Federal Pearl, Jawahar Nagar, Kadavanthra P O, Ernakulam represented by its Managing Director , Mr. Jiby Jose, herein after called the "Lessee", which expression shall unless repugnant to the context or contrary to the meaning thereof be deemed to include its successors and assigns of the other part.

WHERE AS THE LESSOR demised un to the LESSEE the Second floor numbered 1618-A, Office Space at Federal Pearl, Jawahar Nagar, Kadavanthra P O, Ernakulam herein after called the premises.

NOW THIS PRESENT WITNESSES AND ITS IS A READ BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The "lesser" here by agrees to give the "lessee" the said premises for a term of eleven months commencing from 7-07-2016 accepting rent at the rate of 11550/- (Rupees Eleven thousand Five Hundred and Fifty only) per month. And a refundable, interest free deposit amount of Rs 33000/-(Rupees Thirty three Thousand Only) is paid by the "lessee" to "lesser" on condition that it will be refunded on expiry/termination of the lease agreement.

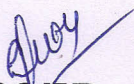

LESSER

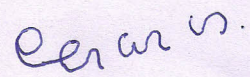


LESSEE

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- 2) This agreement entered in to is for five years with an annual increase of 5% in rent.
- 3) The "Lessee", to the extent that the obligations here by created, shall continue throughout the term of the lessee hereby convenience with the "lesser" as follows
- a) To pay the rent for each month on or before the 5th day of the month, the cash should be handed over to Mr. K G Joshy or to the designated bank account given by him.
 - b) To pay all charges of electricity consumed by lessee as per the consumption recorded in the electricity meter fixed in the premises and the water charges and it shall be paid to the concerned authorities and obtain proper receipt for such payment during the period of lease.
 - c) Not to make, without pervious consent of the lesser in writing, any material alterations.
 - d) Not to assign, transfer, sub-lease or part with the possession of the said premises or part thereof at any time during the terms of the lease.
 - e) To deliver to the "lesser", the possession of the said premises on expiry of the lease period along with the keys without any damages to the apartment.
 - f) To permit the "lesser" or his agent and inspect the said premises after due notice.


LESSER


LESSEE

Contd...4

4) THE LESSOR COVENANTS WITH THE LESSEE AS FOLLOWS

- a) To bear, pay and discharge the taxes, assessment, duties, and impositions and outgoing whatsoever.
- b) To keep in good condition the doors and windows. Water mains and electrical mains.
- c) To execute the complete all such documents and to do all such acts, things, and deeds as would be necessary for giving effect to this agreement for lease, all costs of such documents shall be borne by the "lessee".

5) PROVIDED ALWAYS AND ITS AGREED AND DELARED BETWEEN THE PARTIES AS FOLLOWS

- a) The lessee paying the rent hereby offered and observing and performing several covenants and stipulations hereby all its part contained, shall be peacefully hold and enjoy the said premises, during the terms of the lease without interruption by the lesser or any person lawfully claiming or it trust for him.
- b) This agreement may be terminated by the "lessee" or "lesser" at any time by giving to either part a written notice of one calendar month of its intension to do so, failing with the lessee shall have to pay on month rent to the lesser or vice versa.


LESSER


LESSEE

Contd...5

- c) The lessee" shall be at liberty to place such name boards on the said premise, as may be considered necessary or desirable by him and to install telephone provided by the DOT.
- d) Any dispute arising out of this agreement shall be decided by the court having jurisdiction over Ernakulam.
- e) The period of this agreement shall be for eleven month with effect from 7-07-2016.

WITNESSES

1 Saby Jose



2 Vishal P. S



LESSER



LESSEE