

As per Tamil Nadu Stamp Act, For Rental Agreement  
denomination value of Rs:20 for Non-Judicial Stamp Paper

## **RENTAL AGREEMENT**

This Agreement of Lease entered into at Chennai this is the day of 2011 between:

Mr. Derek Shepered , son of, Hilton Shepered , Christian, aged about 56 years and residing at No. 7-C / 19, Mary Helan Street, Vetri Nagar, Chennai - 600 082 hereinafter called LANDLORD of the FIRST PART.

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. John Kelvin, son Mr of, Anderson Kelvin, aged about 31 years and residing at No.152 / 26, Chellappa Street facing Strahans Road, Otteri, Chennai - 600 012 hereinafter called the TENANT on the SECOND PART.

Whereas the Land lord is the absolute owner of No. 7-C / 19, Mary Helan Street, Vetri Nagar, Chennai – 600 082.

WHEREAS the Tenant approached the Landlord and wanted to lease the portion of the First Floor of No. 7-C / 19, Mary Helan Street, Vetri Nagar, Chennai – 600 082, measuring an area of about 400 sq. ft. (approximately) at a monthly rent of Rs.4,500/- (Rupees four thousand and five hundred only) for commercial purpose.

WHEREAS the Landlord accepted to above said offer and in pursuance of which the following agreement is entered into subject to the following terms and conditions.

AND the Tenant has agreed to occupy the premises as Tenant and make use of fittings therein subject to terms and conditions set out hereunder.

NOW THIS AGREEMENT WITNESSETH AND STATE AS FOLLOWS:

1. The portion let out by the Landlord to the Tenant under this agreement is measuring about 400 sq. ft. or thereabout and more fully described in the schedule hereunder.
2. The Period of rental agreement shall be for a period of eleven months commencing from 21-05-2011 to 20-04-2012.
3. The portion let out under this agreement shall be used for them Commercial purpose only (for running office purpose).
4. The Tenant agrees to pay a monthly rent of Rs.4,500/- (Rupees four thousand and five hundred only) and for a residential portion on or before the 5<sup>th</sup> day of every succeeding English calendar month.
5. The Tenant has paid a sum of Rs.45,000/- (Rupees forty five thousand only) as rental advance and this deposit which shall be refunded to the tenant after the expiry or termination of the tenancy, this said amount shall not carry any interest.

6. The tenant shall maintain the portion let-out to them in a fit and tenantable condition.
7. The Tenant shall keep all fixtures, electrical appliances and other amenities provided in the premises in good condition.
8. The Tenant shall not use the premises for carrying out any unlawful illegal, dangerous or immoral purpose.
9. The Tenant shall not make any structural additions or alterations to the portion of the building let out under this agreement without the written consent of Landlord. However such permission is not deemed necessary in relation to alteration work for installation of air-conditions.
10. The Tenant shall deliver vacant possession of the premises in the same condition and manner when let out.
11. The major repair/defects in the sanitary, electric installation arising out of the negligence shall be rectified by the tenant. It is presumed that the Tenant has taken possession of the premises in good and acceptable condition.
12. The Tenant and the Landlord shall have the right to terminate this agreement after 3 months in giving two months notice in writing of such desire and thereafter the Landlord shall refund the balance rental deposit on such termination of this agreement at the time of handing over the vacant possession of the said premises of the tenant.
13. The Tenant shall not disturb the other tenants within the campus.
14. The agreement may be reviewed for a further period of on such term and conditions which both the parties will mutually agree.

15. The Tenant shall not sublet the whole or any portion of the flat to anyone.

16. The Landlord shall permit the Tenant to peacefully enjoy the above said premises free from any hindrance by the Landlord or any person or persons claiming through or under him.

17. The Landlord shall pay all taxes and other levies on the premises save those specifically covenanted by the Tenant to be borne by them and to maintain the premises in good and tenable condition at all times.

18. The Tenant shall pay the electricity charges as per meter reading charged by MES.

19. The Tenant is a person within the meaning of Tamil Nadu Buildings Lease and Rent Control Act.

SCHEDULE

Premises at portion of the First Floor of No. 7-C / 19, Mary Helan Street, Vetri Nagar, Chennai – 600 082, measuring an area of about 400 sq. ft. (approximately).

IN WITNESS WHEREOF the Landlord and the Tenant hereto have signed and set their hands on the day, month and year above written.

WITNESSES:

1.

LANDLORD

2.

TENANT

Note: Kindly replace your content of particulars which is highlighted in **RED**