

## Rent Agreement

This Deed of Lease made on this day of ..... between  
....., aged about ..... years, son of .....,  
Resident of .....,  
hereinafter called THE LESSOR, which expression, when contexts so admits, shall include his  
successors, administrators or assigns of the ONE PART;

**AND**

Aware Wellness India pvt ltd Company, Duly Incorporated Under the Companies Act, 2013  
having Its Registered Office Smarat Ashok Nagar C.L Gupta Bhag Moradabad ,244001, Uttar  
Pradesh, represented by ....., Resident  
of....., herein after called THE  
LESSEE, which expression, when contexts so admit, shall include its successors,  
administrators or assigns of the OTHER PART;

**WHEREAS** the Lessor is the sole and absolute owner and proprietor in possession and  
otherwise also well sufficiently entitled to the premises measuring .....**Sq. Feet**  
bearing **municipal no.** .....situated at .....and  
more particularly described in the enclosed plan with the initials of the Lessor, marked red,  
hereinafter referred to for the sake of brevity as the said premises and the Lessor agrees to  
let and the Lessee agrees to take the said premises for the terms of 11 months commencing  
from .....with two further options of Three Years each at the monthly  
rent of Rs. ...../- per month as herein provided in the Lease Deed.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the rent hereby reserved and the performance of the covenants on the part of Lessee, herein after contained, the Lessor both hereby demise unto the Lessee the premises, bounded as below:

East : .....

West : .....

North : .....

South : .....

Comprising of ..... Sq. Feet area situated at .....Floor of the .....storied building bearing municipal no.

.....together with the use of the fittings and fixtures with water closets, lavatories and more convenience in the said building hereby let and together also with the right for the Lessee, its servants, employees, visitors, customers and all other persons authorized by the Lessee to use the demised premises. This premises is hereby let for the purpose of ingress thereto and egress there from to hold demised premises up to the lessee from ..... for the term of 11 months(renewable as hereinafter mentioned) paying there for unto the Lessor during the said term monthly and proportionally for any part of a month the rent of ₹ ...../-per month on the 07th day of each succeeding calendar month and upon condition of the performance by the Lessee of the agreement on the part of the Lessee hereinafter contained.

1. THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:

( a) To pay the reserved monthly rent on the days and in the manner aforesaid. Lessee shall pay the reserved monthly rent after deducting the applicable TDS.

( b) To pay the authorities concerned all charges for water and electricity consumed in or upon the demised premises as shown by the separate meter or meters thereof and to pay the rent of such meter or meters and also in the event of tenant obtaining a separate supply of water by meter connection to pay all charges for such water as shown by such meter or meters and to pay the rent of such meter / meters.

( c) To use the demised premises for the purposes of running the Aware wellness Distribution Centre and for storage of goods.

d) To deliver up the demised premises at the end of or on earlier determination of the tenancy together with all the Lessor's fittings and fixtures in such tenantable condition as consistent with the agreement on the part of the Lessee and condition herein contained

(reasonable wear and tear and damage by fire earthquake or by irresistible force always excepted).

2. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

- a) To pay all existing and future taxes, cesses, assessments and outgoings in respect of the demised premises and said building including water taxes (other than charges for water consumed by meter) and to pay any every increase in such rates, taxes, cesses and assessments.
- b) To pay and clear all pending taxes, assessments, electric charges, water taxes, building maintenance charges, society charges (if any) applicable and payable till .....Photocopies of all such payment receipts shall be provided to the Lessee.
- c) To keep the walls, floors, ceiling roof and structure of the said building and of the demised premises and the water and drainable mains and pipes and sanitary apparatus thereof in good substantial and sanitary repairs and in proper working order and condition and also to keep the electrical installation and wiring in the demised premises in good repair and condition in accordance with the Indian Electricity Act, 2003 and the rules there under and to repair the water pump whenever necessary and in case of its failure to re-fix it
- d) That if the Lessee shall punctually pay the rent and observe and perform the agreement on the part of the Lessee and conditions therein contained the Lessee shall quietly enjoy the demised premises during the lease without any interruption by the Lessor or any person lawfully claiming under or in trust for the Lessor.

3. IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWSP:-

- a) If at any time during the lease the demised premises shall be destroyed or damaged by fire, tempest or any other act of God or by irresistible force so as to become unfit for habitation and use for the purpose of the Lessee, then without prejudice to the right of the Lessee under the Transfer of Property Act, 1883 to avoid this Lessee so elects, to reduce the rent hereby reserved or a fair and just proportion thereof according to the nature and extent of the damage sustained (to be ascertained in case the parties differ by a reference to the arbitration pursuant to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof) shall be suspended and cease to be payable until the demised premises shall have been again rendered fit for habitation and use
- b) The Lessee shall be at liberty at its own cost to construct fix, erect, bring in or upon or fasten to the demise premises and to remove after and rearrange from time to time any office furniture and fittings which the Lessee may require for its business, such as wall partition, screening, counters, platforms, shelves, cases, cupboards, safes, cabinets lockers,

strong rooms with doors, grills, shutters, sun blinds, gas and electric fittings, stoves, lights fans, air conditioner, sinks and others equipment, fittings articles and things all of which the Lessee shall be at liberty to remove at or before the expiration or earlier determination of the tenancy without objection on the part of the Lessor but the Lessee shall make good any damage which may be thereby caused to the demised premises to the reasonable satisfaction of the Lessor. The Lessee can make other additions and alterations including structural changes and suitable counters and add fixtures etc. according to their requirements and at their own cost and expense, the Lessor, however, will afford and extend all facilities and do every act which may be necessary in this connection which he ought to do as owner. This provision is to cover for obtaining necessary permission of the Nagar Nigam and other concerned Government Departments for introducing additions and alterations in the demised buildings.

c) The Lessee shall be at liberty to place a name Board or name boards at the entrances to the demised and to the said building of such size and in such position as the Lessee deems fit and proper and likewise to hang or affix frame or notice boards bearing to the designation of the office of the Lessee and fix neo-sign at suitable place of the building.

4. The Lessor agrees that on the expiry of 11 months from the date of commencement of this lease, the Lessee will have the right to continue its occupation as a Lessee of the premises herein demised for further period of 03 (Three) Years on the same terms and conditions automatically provided above except yearly enhancement of rent by ..... per month of initial rent. The Lessor further agrees that on the expiry of the said options period of Three Years the Lessee will have another option to continue its occupation of the said demised premises for another period of Three Years on the same terms and conditions automatically provided above except yearly enhancement of rent by ..... per month of initial rent, which shall be included in the existing rent, unless the Lessee gives one-month notice of its intention to surrender the lease. Besides this, on the expiry of the initial period of 11 months and the period of two options of three years each, the Lessee shall hold the said premises for further period of three years with further options of three years each as per the Lessee's choice subject to execution of fresh Lease Deed on the same terms and conditions except yearly enhancement of rent by ..... per month of initial rent and the Lessor shall have no right to obstruct the same in any manner.

5. That if for any reason the Aware wellness Distribution Centre of the Lessee is closed or shifted to another place in the same city, the Lessee shall be at liberty to vacate the said premises after giving one-month notice to the Lessor before vacating of the premises and without being liable to pay any compensation etc. to the Lessor for the remaining period. The right will not be exercised by the Lessee during the first 1 year of the lease.

6. That the Lessee shall have a right to install V-SAT or Antenna etc. at the roof top of the said building and the Lessor shall not have any objection to it and also the Lessee shall not be called for payment of any amount towards the rent or compensation thereof.

IN WITNESS THEREOF THE Lessor and the duly authorized representative of the Lessee have set forth their hands hereunder and to a duplicate hereof on the day and year first above written

Signed and delivered

By the above named LESSOR

LESSOR

In the presence of:

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Signed and delivered for  
Andon behalf of Lessee by  
It'sduly Authorized Person

LESSEE

In the presence of:

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