

LEASE DEED

This lease is made on theday of.....

Between

..... (hereinafter called “the Lessor”, which expression shall unless excluded by or repugnant to the context, be deemed to include the said Lessor and his heirs, executors, administrators and assigns) of the one part

And

WORLDWIDE LEGALE SERVICES LLP a limited liability partnership registered under the Limited partnership Act, 2006, and having its office at.A-415, L.G.F, Defence Colony, New Delhi – 110024 (hereinafter called the “Lessee”) which expression shall, “unless excluded by or repugnant to the context, be deemed to include theLimited, and its successors and permitted assigns) of the other part.

Recitals

Whereas the Lessor has created and is in the course of completing a building situated at.....a description of whose piece of land is set out in the First Schedule hereunder written.

And whereas the construction of the ground floor of the said building will be completed in or about.....to permit of the same being occupied and the Lessees have applied to the lessor for a lease thereof.

And whereas the Lessor has agreed to grant to the Lessees such a lease of the ground floor of the said building as is hereinafter contained and make it suitable for the purposes of the Lessees to make such construction as set out in the specification mentioned in the Second Schedule hereunder written.

Now this lease witnesseth that in consideration of the rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the Lessees to be observed and performed the Lessor hereby demises to the Lessees to the ground floor of the building now in the course of construction upon the land described in the First Schedule hereunder written together with the right to use one Indian lavatory erected on the landing between ground floor and the first floor for the staff of the Lessees and together with the right to use the electric installation and the electric fans and light fittings provided by the Lessor and installed in the said demised premises, but reserving nevertheless unto the Lessor the use of all or any gas water and the pipes and drains and electric and other wires passing through the demised premises and the right from time to time to carry any such pipes, drains or wires through the demised premises as may be necessary, expedient or convenient for the purpose of the said buildings of which the demised premises form part or any other portion or portions thereof and together with all fixtures and fittings attached to or fixed to the said tenements or buildings to hold the demised premises unto the Lessees from the first day of

the month for which previous one month's notice shall be given for the term of.....years from the date of expiration of the above notice of one month but determinable as hereinafter provided subject to and upon the condition that the Lessees shall dully perform and observe all the covenants and agreements hereinafter contained and on the part of the Lessees to be performed and observed paying therefore unto the Lessor without any deduction during the said term the monthly rent of.....to be paid on or before the first day of each and every English calendar month succeeding the then current month for which the rent has accrued due.

1. And the Lessees hereby covenant with the Lessor as follows:—
 - (a) To pay the reserved rent at the place on the days and in manner aforesaid clear of all deductions.
 - (b) To pay all charges for gas or electricity consumed in or upon the demised premises and to pay the rent of any meter or meters.
 - (c) To keep the whole of the interior of the demised premises, and the doors, windows, shutters, and glass thereof and the counter and the lavatories, water closets, water pipes, sanitary and other apparatus and other conveniences attached thereto or which may hereafter be erected or installed and all fixtures and fittings with the electric installation lights and fans therein, clean and in as good and substantial and sanitary condition as they were in when the Lessees were put in possession thereof subject, however, to reasonable wear and tear by user thereof.
 - (d) Once on the expiration of the first.....years of the said term to paint with two coats at least of good oil colour all the inside wood and iron work and other parts of the demised premises which have been previously painted and to whitewash, colour-wash and varnish all such parts of the interior of the demised premises as were similarly treated previously.
 - (e) Not to make or permit to be made any alterations or additions in the construction on the arrangement of the demised premises, nor fix nails, hooks or other fittings without the previous consent in writing of the lessor and not without like consent to cut, alter or injure any of the walls, timbers or floors of the premises provided however that in the event of the Lessor's consent obtained in that behalf such alterations or additions, save and except the Tenant's fixtures shall become the property of the Lessor. The Lessor shall however be at liberty to call upon the Lessees on the determination of the tenancy hereby created to restore the demised premises to its original condition in which case the Lessees shall be bound to do so at their own cost.
 - (f) Not at any time during the continuance of this demise to do any act or commit any default whereby any insurance effected by the Lessor in respect of the demised premises or any part thereof may become void or voidable or in respect of which an increased premium may become payable.

- (g) To use the demised premises for the purposes of carrying on business of.....only and not to keep or allow being kept in or upon the demised premises any goods, articles or things of a hazardous, inflammable or combustible nature.
- (h) Not to do or suffer to be done in or upon the demised premises any act, matter or thing whatsoever, which may be or become a nuisance or annoyance to the owners or occupiers of any adjoining or neighboring premises or to the other tenants of the same premises or which shall lead to interference by the Police or local authorities and at all times to comply with the Municipal and Police requirements.
- (i) Not to assign or part with the possession of the demised premises (except with the previous written consent of the Lessor and that only as a whole and only for purpose of the business of.....) or assign, under-let, mortgage, charge or otherwise dispose of or part with the possession of the fixtures and fittings in the demised premises or articles and things therein or any of them respectively.
- (j) Not to affix, place or display or permit to be affixed, placed or displayed signboards or other boards, playcards, notices or advertisements on area of the wall of the building or on any part thereof without the previous consent in writing of the Lessor and on such consent being obtained to affix the same at such place or places and in a workman like manner so as not to injure or damage or disfigure the outer walls of the building.
- (k) To permit the lessor, his agents and surveyors with or without workmen to enter into and upon the demised premises at all reasonable times for the purpose of viewing the condition of the demised premises and the fixtures and fittings.
- (l) To deliver up the demised premises at the end or determination of the said term together with all structures and buildings erected or standing thereon and with all the fixtures, if any, in goods and sanitary repair order and condition subject to reasonable wear and tear by the user thereof.

2. And the Lessor hereby covenants with the Lessees:

That if the Lessees shall punctually pay the rent and observe and perform the covenants on the part of the Lessees and conditions herein contained the Lessees shall quietly enjoy the demised premises during the said term without interruption by the Lessor or any person lawfully claiming under or in trust for the Lessor and that the Lessor shall carry out and do all repairs to the demised premises to keep them in good and tenantable condition.

3. Provided always and it is hereby agreed as follows:

- (a) That this present lease is granted upon the condition that the Lessees shall duly observe and perform all the covenants and agreements herein contained and on the

part of the Lessees to be observed and performed and that if and whenever there shall be a breach of the condition so that any part of the rent hereby reserved shall be in arrear for the space of fifteen days whether the same shall have been legally or formally demanded or not or if and whenever there shall be a breach of the condition by the Lessees so far as it relates to the observance and performance of the covenants and agreements by the Lessees herein contained or any of them other than the covenant for payment of rent, the Lessor may re-enter upon the said premises or any part thereof in the name of the whole and immediately thereupon this demise and all rights of the Lessees hereunder shall absolutely determine.

- (b) That in the event of the failure by the Lessees to comply with the requirements of any notice given by the Lessor to carry out and make good any repairs works and replacements or to pay taxes, cesses and insurance premium or to comply with any covenant or condition herein contained and for which the Lessees are responsible under the covenants on the part of the Lessees herein contained for the period of two weeks after such notice shall have been given, it shall be lawful for the Lessor (but without prejudice to his other rights and remedies hereunder) to enter upon the demised premises and to carry out and make good at the expense of the Lessees such repairs, works and replacements and to pay such taxes, cesses and insurance premia and to perform any other deed, act, matter or thing for which the Lessees may be responsible hereunder and the expenses incurred by the Lessor in the premises shall be repaid by the Lessees on demand and if not so paid shall be recoverable in like manner as if the same had been rent in arrear but without prejudice to the rights of the Lessor contained in clause 3, sub-clause (a).
- (c) In the event of partial or total destruction of the buildings on the demised premises or any of them so as to render them unfit for the purposes for which it was let, the Lessor shall be at liberty to apply and moneys which he may obtain from any insurance upon repairing rebuilding or reconstructing the same or alternatively to retain such moneys and in the latter case the Lessees shall be at liberty forthwith to determine the lease upon paying all rent due upto the date of such determination.
- (d) That the Lessor shall not be responsible for any damage that may happen to any property of the Lessees whether by rain, fire, damp, leakage from above, breakage or bursting of water, waste water or gas pipes or electric wires, casings or tiles in or about the demised premises or by the accidental giving way of any portion or portions of the flooring, wall, or any other building or from any other causes whatsoever.
- (e) That the following rules mentioned in section 108 of the Transfer of Property Act, 1882, shall not apply to the rights and liabilities of the parties under these presents, namely, rules (a), (c), (e), (h), (j), (l), (m), (o) and (p). (f) All costs, charges and expenses connected with the stamping and registration of this lease shall be borne and paid by the Lesser and the Lessees in equal shares. All other costs shall be borne by each party incurring it.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE DULY EXECUTED
THOSE PRESENTS THE DAY, MONTH AND YEARS FIRST ABOVE
WRITTEN.**

<p><u>For & on behalf of Lessor</u></p> <p><u>SIGNED AND DELIVERED BY:</u></p> <p>Name:</p> <p>Designation:</p>	<p>Witness: _____</p> <p>Name :</p>
<p><u>For & on behalf of Lessee</u></p> <p><u>SIGNED AND DELIVERED BY:</u></p> <p>Name:</p> <p><u>Designation:</u></p>	<p>Witness: _____</p> <p>Name :</p>



THE FIRST SCHEDULE ABOVE REFERRED TO

(Schedule of Property)

THE SECOND SCHEDULE ABOVE REFERRED TO

(Containing specification of building to be constructed)

Flooring of the ground floor to be of marble

Marble Dado on main walls and pulleys four feet high from the bottom of the wall.

Strong room — The present Lavatory Block shown on the plan of the ground floor to be converted for this purpose with extra six inches reinforced concrete walls on all sides and a metal door.

Lavatory — The room shown on the plan as “care takers” room to be fitted within one English Lavatory and one Wash Basin for the exclusive use of the and must be kept under lock and key so that it does not become a nuisance to the persons using the upper floors.

Counter — Lessor to construct the same on the same lines as at the but not exceeding 60 feet in length. The two elevators will be fitted with plate glass.