**DEED FOR MODIFICATION OF THE TERMS OF THE LEASE**

This Agreement is entered into as of [[Effective Date]] (the ‘’Effective Date’’).

**BETWEEN:** [[Entity: Choice(“company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm")]], a company, duly incorporated and registered under the Companies Act, 1956, with its principal place of business located at [[Company Address]], (the “Company”), through its [[Authorised signatory: Name of the Person]], (hereinafter referred as the “lessee” of the One Part).

**AND:** [[Entity: Choice(“company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm")]], (the "Agency"), a company, duly incorporated and registered under the Companies Act, 1956, with its principal place of business located at [[Company Address]], (the “Company”), through its [[Authorised signatory: Name of the Person]], (hereinafter refered as the “Lessor of the Other Part”).

**PREAMBLE**

WHEREAS by an indenture of Lease dated [[Date]] and made between the Lessee of the One Part and the Lessor of the Other Part (hereinafter referred to as the principal deed);

AND WHEREAS the Lessee has covenanted in the principal deed that he/she shall take the property of Lessor on Lease for a period of [[Years]] on certain agreed terms;

AND WHEREAS the Lessee has requested to make certain modification in the principal deed for which Lessor has agreed.

NOW THEREFORE through this supplemental deed the parties hereto agree to charge and modify the original deed dated [[Date]] between the same parties in the following  manner :

1. Sub clause [[no.]] of Clause [[No.]] of the original deed shall stand deleted.
2. Sub-clause [[no.]] of Clause [[no.]] of the original deed shall be substituted  by the following sub clause, namely [[incorporation of the new sub-clause]].
3. After sub-clause [[no.]] of Clause [[no.]] a new clause [[no.]] shall be inserted Sub clause [[no.]] [[incorporation of the new sub-clause]]
4. The rent of the leased premises shall be enhanced from [[Amount in Rs.]] to [[Amount in Rs.]] with effect from [[Date]].
5. Except as hereinafter varied/modified the original lease deed shall continue to have full force and effect.

IN WITNESS WHEREOF, the parties hereto, have signed  this supplemental deed on the day and year first mentioned above.

\*\*[[Party A | Uppercase]]\*\* \*\*[[Party B | Uppercase]]\*\*

[[Party A Signatory Email: Identity | Signature]] [[Party B Signatory Email: Identity | Signature]]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

By: [[Party A Signatory Name]] By: [[Party B Signatory Name]]

Title: [[Party A Signatory Title]] Title: [[Party B Signatory Title]]

WITNESSES

1. [[Name of the Witness: Witness A]] \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[[Address of the Witness A]] [[Witness A Signatory Email: Identity | Signature]]

[[Passport Size Photo: Image]]

1. [[Name of the Witness: Witness B]] \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[[Address of the Witness B]] [[Witness B Signatory Email: Identity | Signature]]

[[Passport Size Photo: Image]]