**LEASE DEED**

(FOR MODIFICATION OF THE TERM)

This Agreement or Deed is entered into as of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the ‘’Effective Date’’) \_\_\_\_\_\_\_\_ (Place).

**BETWEEN:**

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("individual", “company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm"), with its principal place of business located at \_\_\_\_\_\_\_\_\_\_\_\_, through its Authorised signatory: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, (hereinafter referred as the “Lessee” "First Party").

 OF THE FIRST PART

**AND:**

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("individual", “company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm"), with its principal place of business located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, through its Authorised signatory: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, (hereinafter referred as the “Lessor” "Second Party")

 OF THE SECOND PART

**PREAMBLE**

WHEREAS by an indenture of Lease dated \_\_\_\_\_\_\_\_\_\_ 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.

|  |  |
| --- | --- |
|  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  (First Party) |  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Second Party) |

Signed and Witnessed in the presence of:

WITNESSES

1. Name of the Witness \_\_\_\_\_\_\_\_\_\_\_\_

Address of the Witness \_\_\_\_\_\_\_\_\_\_\_\_\_ Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Name of the Witness \_\_\_\_\_\_\_\_\_\_\_\_

Address of the Witness \_\_\_\_\_\_\_\_\_\_\_\_\_ Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_