**LEASE DEED**

**(RENEWAL OF LEASE)**

This Deed(this “Agreement”) is entered into as of \_\_\_\_\_\_\_\_\_\_\_\_\_ (the ‘’Effective Date’’) at \_\_\_\_\_\_\_\_\_\_\_ (Place).

**BETWEEN:**

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_an individual, (the “Individual”), aged about \_\_\_\_\_, S/o \_\_\_\_\_\_\_\_\_\_\_ through its Authorised signatory: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, having its registered address at\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (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 a Deed of Lease dated \_\_\_\_\_\_\_\_ [date] made at \_\_\_\_\_\_\_\_ [Place] between the Lessor on the ONE PART and the Lessee on the OTHER PART (which is registered with the Sub-Registrar of Assurances at \_\_\_\_\_\_\_\_ [place] at \_\_\_\_\_\_\_\_ [no.] in [Book No.] \_\_\_\_\_ and [Volume No] \_\_\_\_. and hereinafter referred to as “the said principal deed”) the lessor demised unto the Lessee all that the said Bungalow situated at \_\_\_\_\_\_\_\_ [Address] for a term of \_\_\_\_\_\_\_\_ [years] commencing from \_\_\_\_\_\_\_\_ [date] with an option to the Lessee to renew the said lease for a further period or periods not exceeding \_\_\_\_\_\_\_\_ [years] in the aggregate in the manner thereunder provided and subject to the Lessee continuing to pay the same monthly rent of \_\_\_\_\_\_\_\_ [Amount in Rs.] as stipulated therein and observing the other terms, conditions and covenants as set out therein.

AND WHEREAS Clause \_\_\_\_\_\_\_\_ [Clause no.] of the said principal deed provides that the Lessor will, on the written request of the lessee made \_\_\_\_\_\_\_\_ [no.] calendar months before the expiration of the term of the lease granted under the said principal deed, grant to the Lessee a renewal of the said lease of the demised premises, as mentioned hereinabove.

AND WHEREAS in pursuance of the aforesaid clause of the said principal deed, the Lessee had exercised his option for renewal of the said lease by his letter dated \_\_\_\_\_\_\_\_ [date] for a further period of \_\_\_\_\_\_\_\_ [years] from [date]\_\_\_\_\_\_\_\_\_ to [date]\_\_\_\_\_\_\_\_\_ on the same terms and conditions as are contained in the said principal deed.

NOW, THEREFORE, THIS INDENTURE witness that in the premises the LESSOR hereby grants a renewal of the said lease of the demised premises more particularly described in the First Schedule hereunder written TOGETHER with the fixtures and fittings belonging to the lessor in or upon the demised premises which are described in the Second Schedule hereunder written (which the said First and Second Schedules are the same as the First and Second Schedules written in the said principal deed) for a further period of \_\_\_\_\_\_ [years] from \_\_\_\_\_\_\_\_ [date] to \_\_\_\_\_\_\_\_ [date] on the same terms, conditions, covenants and provisions as are contained in the said principal deed.

IN WITNESS WHEREOF the lessor and the Lessee have executed these presents and the duplicate hereof on the date and year first hereinabove written.

|  |  |
| --- | --- |
|  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  (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\_\_\_\_\_\_\_\_\_\_\_\_

**The First Schedule above referred to**

**(Description of the Property Leased)**

**The Second Schedule above referred to**

**(List of furniture and effects)**