

RENT AGREEMENT

The two parties to the agreement are as follows:

This RENT AGREEMENT ("Agreement") made on **02/06/2023** between **Amigo**, a Proprietorship concern of **Mr. Harkanwar Anand S/O Mrs. Raminder Kaur (Mother)** having its registered office at C-25 Sector-8 Noida, 1st Floor, Noida UP 201301 [Service Provider] and COMPANY NAME, which is represented by its authorized proprietor/director/partner **MR. DEF** [Client] having Adhaar-XXXXXXXXXXXX S/o XXXXXXXXXXXX R/o XXXXXXXXXXXXXXXX

The ultimate owner of the property **C-25, Sector-8 Noida, 1st Floor Noida UP - 201301** is Mrs. Raminder Kaur who has given premises to her son Mr. Harkanwar Anand for the purpose of running sole proprietorship firm named as **Amigo**. Mrs. Raminder Kaur has no objection for using her address of her premises as the office address COMPANY NAME, NOC has been attached for the same.

Agreement Period: 11 MONTHS (Effective from 02/06/2023 to 01/05/2024)

The Nature of the Agreement

Client through its above partners is interested in using Office Space from Service Provider at its premise located at **Amigo, C-25, 1st Floor, Sector-8, Noida, 201301 (hereinafter referred to as the "Premise")**. The whole of the Premise remains the property of the Service Provider and remains in the Service Provider's possession and control. The client will not transfer the use of the premises or services or the contract to any other company without the consent of the Service Provider.

ACKNOWLEDGMENT AND ACCEPTANCE OF TERMS OF USE.

The Services are offered to Client conditioned on acceptance without modification, of the terms and conditions, contained in this Agreement. Client's use of the Service constitutes its agreement to the terms and conditions stated in this Agreement.

Client authorizes the use of these Services besides the above partners within the terms and conditions of this contract and will also authorize some of its employees, whenever required, in writing to the service providers.

Unless explicitly stated otherwise, the Terms of Service will govern the use of any new features that augment or enhance the current Services, including the release of new resources and services. In the case of any violation of these terms, Service Provider reserves the right to cancel Services to Client immediately and seek all remedies available by law and in equity for such violations.

USAGE OF ADDRESS

- a). The client is permitted to use the Office Address as their “Registered Office Address”**
- b). The client is permitted to use the Office Address for obtaining GST registration, Bank Account, or any type of government licenses.**

RENT

Rent Fees are payable in advance. Rent is **INR 000+18% (For 11 MONTHS)** that has been paid on Date **02-06-2023**.

Any dues in the rent fees will cause the termination of the Services on the expiration date set forth at the time of sign up or payment. For late payments, Client has to pay an additional 2% penalty every day, the payment amounts due on Rent / Subscription fees.

SECURITY DEPOSIT

Client shall deposit with the service provider upon signing of this agreement an amount equivalent to one month's rent to the service provider as a non-interest-bearing security deposit for the faithful performance and completion of all the terms and conditions pay a refundable non-interest-bearing security deposit to the service provider which will be.

Should Client faithfully and fully comply with all of the terms, covenants and conditions of this Lease, within thirty (30) days following the expiration of the Term, the Security Deposit or any balance thereof shall be returned to the client.

REFUND POLICY

Any renewal payment is not eligible for refund.

INDEMNITY

The client shall be responsible for compliance with all the necessary provisions of the Companies Act / other relevant laws, and hereby agrees to indemnify and keep and hold Service provider fully indemnified and harmless from and against all claims, proceedings, damages, losses, actions, costs and expenses arising as a consequence of or out of this agreement or arising from any breach of rules and regulations of any applicable law.

The client indemnifies the service provider from all losses due to the acts done by the client and from all claims of statutory or any other authority arising to the acts done by the client.

TERMINATION OF SERVICE

Client may decide to terminate the service any time. Service will be automatically terminated on the expiry date unless the subscription is renewed. Upon Termination of the account, the Client must cease the use of Address and any Phone Numbers issued IMMEDIATELY from all places including but not limited to business cards, websites, stationary, advertising material, licenses, certificates etc.

If the client used the Address for Registration with ROC, GST Authority, Banks etc., it has to change the address within 30 days after termination of service. Service Provider deserves the right to take action against those who are found in breach of this requirement. Service Provider reserves the right to terminate the service and this agreement without notice for any Client whose activity might adversely affect Service Provider reputation or Service Provider's normal operation. Service provider will terminate the service anytime incase Client violates any clause in this agreement, or Client's activities are reported to be fraudulent.

NATURE OF BUSINESS

Specialized Building Materials

The Client agrees with Service Provider not to carry on any business, which could be construed illegal, defamatory, immoral, or obscene and agrees not to use the address of Service Provider whether directly or indirectly for any such purpose or purposes.

If the Client changes nature of business, it must notify the Service Provider in writing.

LIABILITY

Service Provider will not be liable for any loss sustained as a result of Service Provider failure to provide a Service as a result of any Software Glitches, Mechanical breakdown, Strike, Loss of electric power, or termination of Service Provider interest in the building containing the office. Service Provider does not accept liability for actions, services of/by third parties in anyway whatsoever, including delays & Non receipt of messages or communication due to delays or failures in the email, SMS or fax systems, Phone, courier or postal service.

Further, Service Provider shall not be responsible or liable to Client for any loss or damage resulting to Client by reason including but not limited to flood, fire, hurricane, riots, explosion, acts of God, war, terror, governmental action, or any other cause which is beyond reasonable control of Service Provider.

Liability for obtaining, maintaining and surrendering GST registration or any other registration on this address will that be of the client and service provider will not be responsible for any act done in this behalf.

At the end of the service agreement, it shall be the responsibility of the client to remove this address from all registration sought on this address and provide a copy of same to the service provider.

In case of failure on part of client to remove the address from its registration, the security deposit shall stand forfeited and shall not be returned till the same is done.

Any defaults towards any/all statutory and /or other compliances under Indian law and/or the local regulations shall be the sole responsibility and liability of the Client.

CONFIDENTIALITY

Client recognizes that it may, in the course of obtaining or using the Services, come into possession of or learn confidential and proprietary business information of ("Confidential Information") about Service Provider. Client agrees that during the Term of this Agreement and thereafter: (a) Client shall provide, at a minimum, the care to avoid disclosure of unauthorized use of Confidential Information as is provided with respect to Client's own similar information, but in no event less than a reasonable standard of care; (b) Client will use Confidential Information solely for the purposes of this Agreement; and (c) Client will not disclose Confidential Information to any third party without the express prior written consent of Service Provider.

Similarly, Service Provider recognizes that it may, in the course of obtaining or using the Services, come into possession of or learn confidential and proprietary business information of ("Confidential Information") about Client. Service Provider agrees that during the Term of this Agreement and thereafter Service Provider shall provide, at a minimum, the care to avoid disclosure of unauthorized use of Confidential Information of Client.

If Service Provider transfers its business or any business segment that provides services to Client, Service Provider is authorized to transfer all user information to Service Provider's successor.

OWNERSHIP

All programs, services, processes, designs, software, technologies, trademarks, trade names, inventions and materials comprising the Service are wholly owned by the Service Provider and/or its licensors and service providers except where expressly stated otherwise. This is not a lease document. Client agrees that the client is not the owner of any phone number assigned to them by the Service Provider. Upon termination of account for any reason, such number may be reassigned to another client.

INDEPENDENT

The service provider in no way represents the client and does not endorse the business of the client. Both parties are independent of each other. Neither of the party have any right or authority to act on behalf of other or make representations, warranties or covenants on behalf of other without the express written consent of the other.

Nothing contained in this agreement shall be construed as making either party liable for the debts or obligations of the other party

Client's Address will be:

COMPANY NAME

Amigo, C-25, 1st Floor, Sector-8, Noida, 201301

THIS IS A FORMAL AGREEMENT ON SERVICE PROVIDER'S TERMS AND CONDITIONS. I AGREE TO THE ABOVE TERMS AND CONDITIONS.

For Client:

Signature Name **MR. DEF**

Witness 1.

:

For Amigo:

Mr. HarkanwarAnand

Witness 2.

: :

: Proprietor / Director of Amigo Coworking space