

RENT AGREEMENT

This deed of Rental Agreement is made on this **02/02/2023** at Bengaluru by and between:

Name: SIERRA CARTEL,

Represented by Bharath S Kumar

Located at **#1207/343 & 1207/1/343/1, 9th MAIN, 7th SECTOR , HSR LAYOUT, BANGALORE, KARNATAKA 560102.**

Hereinafter called Sub-lessor (the term Sub-lessor shall mean and include unless repugnant to the context his heirs, legal representatives, administrators, Executors, assigns etc.) on the one part:

And

Name: XXXX,

Represented by: XXXXX

Hereinafter called Sub-lessee (the terms Sub-lessee shall mean and include unless repugnant to the context his heirs, legal representatives, administrators, Executors, assigns etc.) of the other part.

Whereas the Sub-lessor has taken a portion of the property bearing **#1207/343 & 1207/1/343/1, 9th MAIN, 7th SECTOR , HSR LAYOUT, BANGALORE, KARNATAKA 560102.**

on lease which is more fully described in the schedule hereunder and hereinafter referred to as the schedule premises.

Whereas the Sub-lessor hereby agreed to grant and offered to Sub-lease out a portion of the scheduled premises on rent.

Whereas the Sub-lessee, who required commercial premises in and around the locality of the schedule premises for his business purpose, approached the Sub-lessor and accepted the proposal of the Sub-lessor to take the schedule premises on Sub-lease for a **lock in period of 12 months**, subject to the following terms and conditions:

1. Mutual Covenants on the part of the Sub-lessor and Sublessee:-

- i) **The term of Sub-lease is fixed for a period of 12 months with effect from 16/03/2023 to 15/03/2024.** However if either party is intending to terminate the Sub-lease prior to its full term, then they are at liberty to do so by giving **15 days prior notice** at any time during the term of the lease after the lock in period.

2. The Sub-lessee hereby covenants with the Sub-lessor: -

- i) **The yearly rent for the scheduled premises is fixed at INR XXXX (Rupees XXXX)Inclusive of GST.**
- ii) At all times during the term of Sub-lease, the Sub-lessee shall use the scheduled premises for the purpose of trade or business only.

3. The Sub-lessor hereby agrees with the Sub-lessee as follows:

i) The Sub-lessor hereby agrees that the Sub-lessee is entitled to common facilities/services offered by the Sub-lessor to other Sub-lessee such as services of the Receptionist/Front Office Executive, Rest Rooms, Meeting Rooms etc. Subject to their availability free of cost.

ii) The Sub-lessor hereby agrees to maintain the cleanliness of the premises at all times and would ensure adequate water supply.

iii) That the Sub-lessee observing and performing the conditions and covenants herein contained, shall quietly and peacefully hold, possess and enjoy the said premises during the said term of Sub-lease, without any interruption and disturbance by the Sub-lessor or any person claiming under him.

SCHEDULE

With **Office Address**, which is a portion of the property bearing **#1207/343 & 1207/1/343/1, 9th MAIN, 7th SECTOR , HSR LAYOUT, BANGALORE, KARNATAKA 560102**

Witness 1:

Sub-lessee

Witness 2:

Sub-lessor