

## LEASE AGREEMENT

THIS AGREEMENT is made on \_\_\_\_\_ between \_\_\_\_\_ S/O,W/O,D/O herein called the Lessor (which term shall include his successors and assigns) on the one part and \_\_\_\_\_ S/O,W/O,D/O, \_\_\_\_\_ herein called the lessee (which term shall include his successors and assigns) on the other part.

Whereas, the Lessor is the owner of the House No. \_\_\_\_\_ St. No. \_\_\_\_\_ Sector/ Town/ Mohallah \_\_\_\_\_ Tehsil \_\_\_\_\_ District \_\_\_\_\_ having capacity of \_\_\_\_\_ Bed Rooms \_\_\_\_\_ Drawing/Dining Rooms \_\_\_\_\_ Kitchen \_\_\_\_\_ Car porch \_\_\_\_\_ Bath Rooms etc. as per approved plan attached herewith. Now this agreement witnesses as follows:-

1. That the tenancy shall be for 12 (Twelve) months in the first instance with effect from \_\_\_\_\_. Further extension in deed would be on such terms and conditions as are mutually agreed to between the parties.
2. That the monthly rent shall be Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_).
3. That the lessee shall pay to the lessor the rent of \_\_\_\_\_ months in advance. After full adjustment of the advance rent, the lessee will pay rent @ Rs. \_\_\_\_\_ per month regularly by the 10<sup>th</sup> of each month in advance in case he feels the necessity of extending the agreement.
4. If the agreement is not so extended and agreed to by the lessor, at least one month's notice in writing shall be given or rent in lieu thereof shall be paid by the lessee to the lessor when vacating the house.
5. That the lessee shall not sublet the whole or any part of the premises/house.
6. That the lessee shall not make any alteration/addition to the said property without consent of the lessor. The lessor shall give, within a period of one week, his consent in writing to the responsible proposals from the lessee for additions and alterations which do not make any material change in the structure of the premises/house. Such additions as may be made by the lessee shall be removed at his own expenses before the expiry of the agreement.
7. That the lessee shall keep the premises neat and clean and shall commit no act which could deteriorate the condition of the premises/house.
8. That the lessee shall be responsible for the cost of consumption of electricity, sui-gas and water, while the lessor shall be responsible for the payment of all taxes imposed by the Government and Municipal Authorities or any other Provincial/Central Governments Authorities in respect of the aforesaid hired house.
9. That the lessor, shall be bound to effect all necessary repairs of the said premises in occupation of the lessee whenever needed and would also carry out the general white washing/painting . In case the lessor does not carry out such required repairs and white washing/painting etc. the lessee would have the right to undertake the work himself and deduct the expenditure so incurred from the rent.

10. That the lessee is in occupation/possession of the said premises since \_\_\_\_\_ and the agreement regarding the terms and conditions on which the house/premises was rented out, are produced in writing now.
11. That the possession of the demised house/premises including fixtures/fittings which may have been installed by the lessor shall be handed over by the lessee in the same good condition, however normal wear and tear is expected at the time of vacating the premises/house.
12. IN WITNESSES WHERE OF, the parties have set their hands to this agreement on \_\_\_\_\_

<b>Lessor's Signature:</b> _____ <b>Name :</b> _____ <b>NIC No.:</b> _____ <b>Address :</b> _____ <b>Dated:</b> _____	<b>Lessee's Signature:</b> _____ <b>Name :</b> _____ <b>NIC No.:</b> _____ <b>Designation:</b> _____ <b>Deptt./Section:</b> _____ <b>Dated:</b> _____
<b><u>WITNESSES</u></b>	
<b>1. Signature :</b> _____ <b>Name :</b> _____ <b>NIC No.</b> _____ <b>Address :</b> _____ <b>Dated:</b> _____	<b>2. Signature :</b> _____ <b>Name :</b> _____ <b>NIC No.</b> _____ <b>Address :</b> _____ <b>Dated:</b> _____