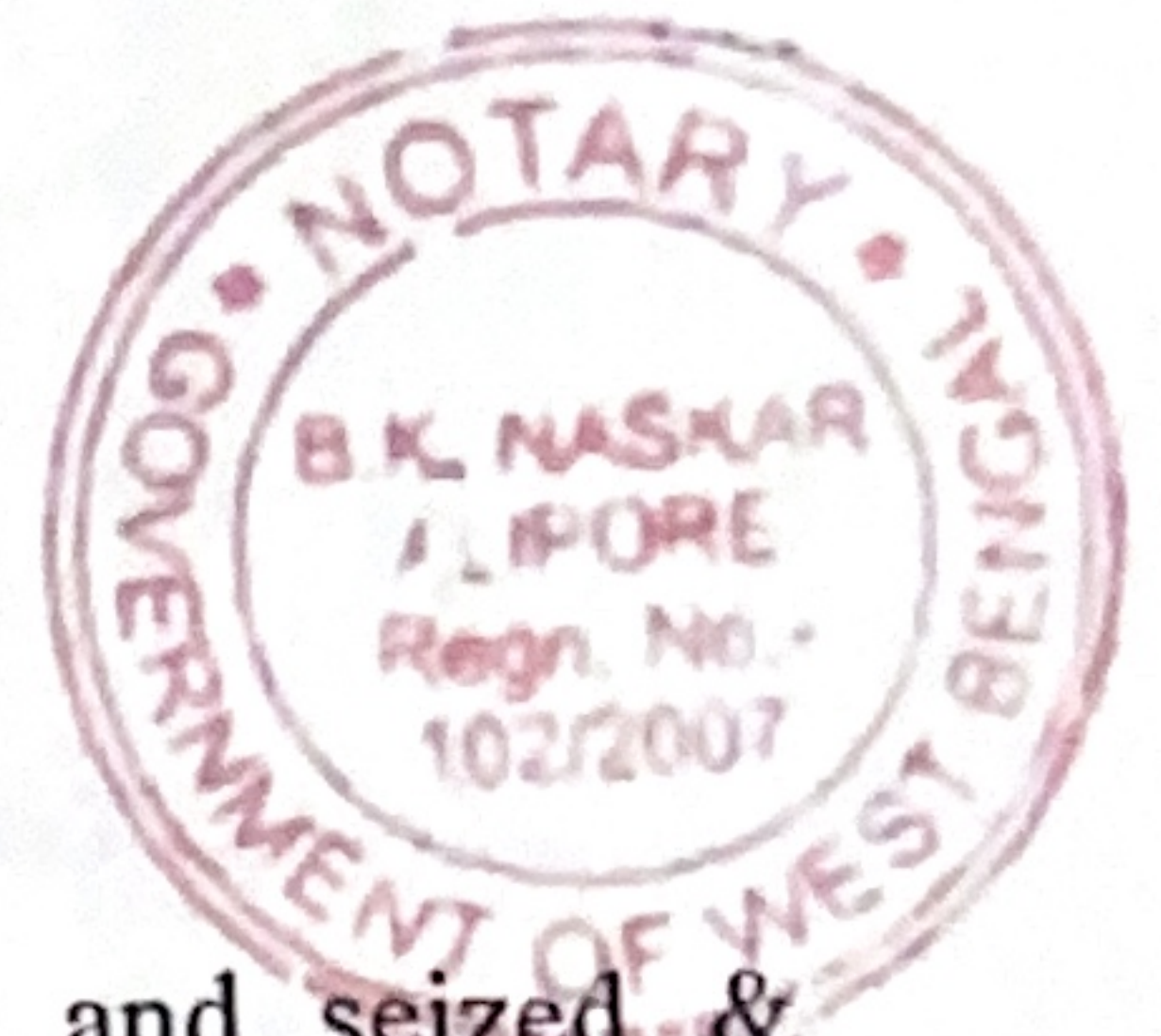


:: 2 ::



WHEREAS the 1st party / Licensor is the absolute owner and seized & possessed of and / or otherwise well and sufficiently entitled to **One office on Ground floor lying & situated at premises no B-2H/14/1, Bhukailash Road, P.S. Ekbalpore, Kolkata-700023, West Bengal, India for office purpose only** which is morefully, described in the schedule hereunder.

AND WHEREAS the 2nd party / Licensee being in urgent need of a office approached to the 1st party / licensor to use and occupy the said to **One office on Ground floor lying & situated at premises no B-2H/14/1, Bhukailash Road, P.S. Ekbalpore, Kolkata-700023, West Bengal, India for office purpose only** from the date of execution of this agreement, (which will stand ips- of fac to revoked on expiry of the said terms) i. **01st July 2023 to 30th June 2024.**

Now this agreement witnesseth and it is hereby agreed and declared by and between the parties hereto as follows:-

1. The Licensor has agreed to grant and the licensee has agreed to take on leave and licencee basis All that piece and parcel of to **One office on Ground floor lying & situated at premises no B-2H/14/1, Bhukailash Road, P.S. Ekbalpore, Kolkata-700023, West Bengal, India for office purpose only** as more fully and particularly described in the schedule hereunder written and hereinafter referred to as the "Office" for a period of **11 (Eleven) Months** from the date of execution of this agreement (which will stand isp fac to revoked on expiry of the said terms) and on the following terms and conditions:

2. This agreement shall never the construed as any agreement for lease or tenancy or sub-lease or otherwise creating any such or other right or interest whatever in the said Office in favour of the licensee despite coming into force of any amendment or modification to the tenancy laws aimed at creating any such tenancy or similar right in favour of the licensee in regard to the said Office it is not at all the intention of the party herein to create a tenancy and on the contrary, it is merely an arrangement between the parties for the time being on Leave & Licence basis. The licensee shall never put any claim tenancy or sub- tenancy or any other right title interest into or in respect of and concerning the said Office.

Continued on page 3

