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3. In consideration of such temporary accommodation as hereunder provided, the Licensee shall pay to the Licensor a fixed sum of Rs.7,000/- (Rupees Seven Thousand) only every month without fail as License fee without electricity charges and without maintenance and the said fees shall be paid latest by 01st to 05th of every current month as English Calender in advance for which license fees shall be payable without any abetment or deduction thereof on any account whatsoever and without delay and default. That 2nd party shall pay electricity charge separately as per the consumption.

That the 2nd party paid to the 1st party a sum of Rs.1,00,000/- (Rupees: One Lakh) as security deposit amount at the time of signing of this agreement and the amount shall be refunded interest free at the time of vacating the said Office after deducting damage charges if any.

4. The Licensee shall abide by all the rules and regulations as may be made applicable to the other occupants of the said premises.

5. The 2nd party should bear all expenses of donation and maintenance of the Office to individuals and should not charge anything from the 1st party.

6. The 2nd party must not use the said Office for any illegal purpose and always maintain peace and tranquility at the premises. That the 2nd party shall return the said Office to the 1st party in same condition as it is now.

7. The Licensee shall deliver vacant and peaceful possession of the said Office to the Licensor on the expiry of the terms in same condition.

8. Licensee shall not transfer including letting out assign and /or part with possession of the said Office.

9. That in case the Licenses fails to handover the khas possession of the said Office in the manner aforesaid, the Licensee shall be liable to pay to the Licensor penal compensation at double the fixed rate of Licence Fees per month for authorized occupation thereof from the date beyond the period of Licence/ earlier determination, as the case may be, till the said Office is handed to the Licensor.

10. That That this agreement shall never be construed as a tenancy agreement under the West Bengal Premises Tenancy Act but only a Leave and License agreement, which the parties have specifically agreed.

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