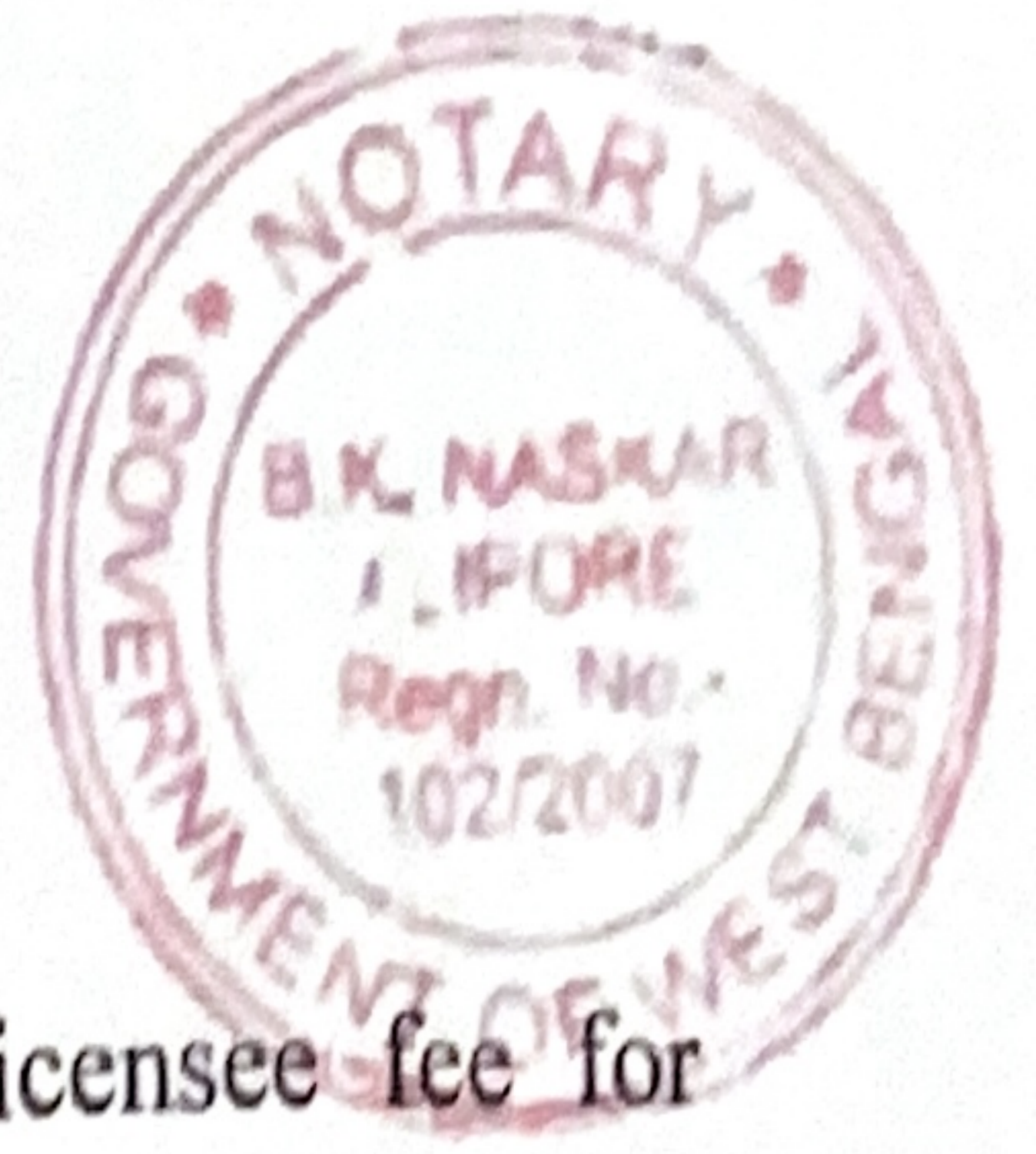


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12. That if 2<sup>nd</sup> party fails or neglects to pay the monthly licensee fee for consecutive three months then 1<sup>st</sup> party got absolute right to get back the possession of the said Office without assigning any reason on the 2<sup>nd</sup> party.

13. That this agreement shall never be constructed as a tenancy agreement under the West Bengal Premises Tenancy Act but only a leave and license agreement, which the parties have specifically agreed.

14. That 1<sup>st</sup> party shall not be responsible for any type of loss or theft to the 2<sup>nd</sup> party business.

15. That the rent shall be increased after 11 months with the mutual consent of both parties.

16. That the 2<sup>nd</sup> party must maintain the said office on good condition and handover the same to 1<sup>st</sup> party in good condition. Any damage to the office will be realized / deducted from the security deposit.

17. That if the 2<sup>nd</sup> party shall found in any type of illegal activity then the 1<sup>st</sup> party has absolute right to vacate the 2<sup>nd</sup> party immediately without any prior notice.

18. That both parties shall inform each other before 2 months of vacating the said office.

### SCHEDULE OF OFFICE REFERRED

All That piece and parcel of 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.

In witness whereof the parties have hereunto set and subscribed their respective hands and seal on the day month and year first above written.

Witnesses:

1.

Signature of the First Party / Licensor

2.

Signature of the Second Party / Licensee

Executant attested by me on Identification

B K. NASKAR  
Notary, Alipore

Govt. of West Bengal, Regn. No. -102/2007  
Alipore Police Court

