

(v) This Lease shall be deemed to have commenced from the 20th January 1949 when the said plot of land was originally let out to the Lessee for the purpose aforementioned and the period of 27 years 10 months 10 days specified in the Lease shall be deemed to have commenced from that date and this Lease will definitely expire on November 1977.

2. The Lessee doth hereby covenant with the Lessor as follows:-

(a) To use the demised land as part and parcel of the constructed Cinema House known as "LILA CINEMA" in all reasonable manner and for the beneficial enjoyment of the said Cinema House and Business and to build and erect, if necessary, any shop room, sewers, drains etc. or any other sorts of structure found necessary in a substantial and workmanlike manner and approved of by the Municipality with first class materials.

(b) To pay the said monthly rent hereby reserved at the residence of the Lessor at 54/4A, Strand Road, Calcutta on or before the fifteenth day of each and every month in the manner aforesaid and will also pay all rates, taxes and assessments, if and as charged for the said land during the term of lease without any deduction whatever from the 20th January 1949.

(c) To keep drains and sewers in the leased land in good order and condition and clear and free from obstruction as required by the Municipality or any other authority during the said term.

(d)

