**DEED OF AGREEMENT**

This DEED OF Agreement is made on 21st day of May, 2012 between Shri Leishangthem Menjor Singh, S/o (L) Leishangthem Chura Singh, resident of Nongmeibung Wangkheirakpam Leikai, Academy Road, Imphal East, P.O. Imphal and P.S. Porompat, Imphal East, herein after called the Lessor of the one part and Mr.P.Lalrokima, Bank Manager Canara Bank Imphal, S/O P. Thanwngzathang of Red Cross Road , New Bazar, Lamka, P.O and P.S Churchandpur, Manipur herein after called the Lessee of the other part.

Whereas, the Lessor is the absolute owner of the land under Patta No. 55/68 (New) covered by C.S. Dag No. 115/160, measuring an area of 0.02 acre, situated at Village No. 102 Hafiz Hatta (New Checkon) and whereas the Lessor has constructed a pucca structure upon the patta land and having Ground Floor plus 4 (four) storeys and the lessor is intended to let out the Third Floor measuring an area of 16½ft (breath) x 60 ft (length) and the Lessee is also willing to take the said Third Floor on lease for Residential purpose.

***Signature of the Lessor Signature of the Lessee***

Contd…2/-

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**NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

1. The Lessor hereby grants to the Lessee and the Lessee hereby accepts from the Lessor, leave and License to occupy and used the First Floor rooms on lease for a period 2 (two) years commencing from 05/09/2012 (date of execution of lease deed) and ending on 04/09/2014.

 The Lessor shall have the option to renew the DEED OF AGREEMENT for such further period at the same rent or revised rent if and when requested by the Lessee in writing before the expiry of the term of agreement.

2. In consideration of a sum of Rs. 30,000/- (Rupees thirty thousand) only hereby paid by the Lessee to the Lessor as security deposit and the lessor is also acknowledged the receipt of the security deposit amount.

3. The Lessee shall pay a sum of eight Rs. 6,500/- (Rupees Six thousand five hundred ) only to the lessor as license fee/rent on 5th day of every Calendar month without fail.

4. The Lessee shall during his occupation of the said Third Floor rooms shall not cause any permanent alteration or impairment to the walls on other structure of the said rooms however the lessee shall be at liberty to prepare the construction of wooden or fancy furnishing and making electric fixtures etc., inside the said rooms without permanently damaging the basic structure thereof at his own expenses and in any event the lessee shall not claim any amount as cost for such construction.

5. The Lessee shall keep the rooms in good and habitable condition and shall deliver up vacant and peaceful possession of the said rooms to the Lessor on the expiration of the term of agreement. In case of any damage to the walls/floors or other basic structures, the lessor shall be at liberty to deduct a certain amount of sum from the security deposit paid by the lessee in order to meet the expenses for the repairing work

***Signature of the Lessor Signature of the Lessee***

Contd…3/-

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6. The Lessee shall not sub-let, under-let or part with the possession of the said rooms or any part thereof during the continuance of this license.

7. The Lessee shall not carry an obnoxious or illegal business or profession inside the said rooms and the Lessor shall not be responsible of the illegal articles/goods stored or placed by the lessee in the said rooms.

8. The Lessee shall pay a sum of Rupees 300 /- ( Three Hundred only) being the charges of electricity and/or water per month till the New Meter system is installed .

9. If any breach is committed by the Lessee in payment of the License fee/rent or in the due performance or observance of the provisions of this Agreement, the lessor shall be at liberty to terminate this License by giving to the Lessee 2 (two) months notice in advance in writing terminating the license and upon expiry of the period of such notice, this license shall stand terminated and thereupon the lessee hand over to the lessor or his authorized agents in possession of the said rooms together with fixtures and fitting therein.

10. The Third Floor rooms let out to the lessee are free from any encumbrances.

11. Both the lessor and lessee shall have the rights to terminate the Agreement by giving 2 (two) months notice in advance in writing.

12. The lessor or his authorized agents shall be entitled to enter in to the said First Floor rooms to inspect the condition thereof (during day-time) with prior intimation, which the lessee shall allow them to go.

***Signature of the Lessor Signature of the Lessee***

Contd…4/-

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**S C H E D U L E**

 Land under Patta No. 55/68 (New) covered by C.S. Dag No. 115/160 measuring an area of 0.02 acres situated at Village No. 102 Hafiz Hatta (New Checkon) where the pucca structure standing thereon are bounded as follows –

South - Porompat DC Road.

North - Patta Land of Shri Thongam Ibomcha Singh.

East - Patta land of Shri Thongam Ibomcha Singh.

South - Patta land of Shri Laishram Sunil Singh.

IN WITNESS WHEREOF the parties hereto have put their respective signatures hereunto in sound state of mind after knowing the contents therein on the day, month and year mentioned at the outset of this Agreement.

Signed and delivered in presence of witnesses

1. Signature of the Lessor

2. Signature of the Lessee

Drawn by :

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