

LEASE AGREEMENT FOR BUILDING

MADE AT.....

DATE.....

THIS LEASE AGREEMENT IS MADE BETWEEN.....
AGED.....YEARS. ID CARD NO.....RESIDING AT
HOUSE NO.....ROAD, SUB-DISTRICT OF.....,
DISTRICT OF, PROVINCE OF.....,
..... HEREINAFTER CALLED “**THE LESSOR**” OF THE
FIRST PART, AND

....., AGED YEARS, OF
NATIONALITY, HOLDING PASSPORT NUMBER ISSUE
AT....., ON....., RESIDING AT HOUSE NO.....
.....ROAD, SUB-DISTRICT OF....., DISTRICT
OF.....,PROVINCE OF,HEREINAFTER
CALLED “**THE LESSEE**” OF SECOND PART.

THE LESSOR IS THE OWNER OF THE BUILDING WHICH IS LOCATED
AT HOUSE NO.....,ROAD, SUB-DISTRICT
OF.....,DISTRICT OF....., PROVINCE
OF.....THE LESSOR AGREES TO LEASE AND LESSEE
AGREES TO TAKE A LEASE ON THE BUILDING ACCORDING TO THE
FOLLOWING TERMS AND CONDITIONS:

THE PURPOSE OF THE AGREEMENT.

1. THE LESSOR AGREES TO LEASE AND THE LESSEE AGREES TO TAKE A
LEASE ON THE BUILDING FOR THE PURPOSE OF CONDITING
BUSSINESS. THE PERIOD OF THE AGREEMENT IS,
COMMENING ONAND EXPIRING ON.....AT
THE RENTAL RATE OF..... (.....)
PER ANUM.
2. THE LESSEE AGREES TO PAY THE RENT IN ADVANCE FOR THE FIRST
..... LEASE TERM OF THE PREMISES FOR THE SUM
OF..... BATH (..... BATH) WHICH THE
LESSOR HAS RECEIVED FROM THE LESSEE ON THE DAY SIGNING
THIS AGREEMENT.

THE LESSEE SHALL PAY THE OF THE LEASE TERM WITHIN ,.....IF THE LESSEE FAILS TO MAKE TIMELY PAYMENT , THIS AGREEMENT SHALL BE TERMINATED IMMEDIATELY WIHTOUT PRIOR NOTICE.

3. UPON EXPIRATION OF THIS LEASE AGREEMENT, IF THE LESSEE HAS NOT BREACHED OR DEPAULTED ON THIS AGREEMETN AND IF THE LESSEE DESIRES TO EXTEND THE LEASE TERM, THE LESSOR SHALL GIVE THE LESSEE OPTION TO ENTEND THE LEASE TERM FOR MORE YEARS. THE LEASE CONDITONS AND RENTAL SHALL BE NEGOTIATION BEFORE THIS AGREEMENT EXPIRED.
4. THE LESSEE AGREES TO PAY FOR ALL ELECTRICITY, WATER TELEPHONE AND OTHER SERVINEE COLLECTED BY THE LOCAL GOVERNMENT AND CONCERNED TO THE BUILDING.
5. THE LESSEE IS RESPONSIBLE FOR THE PAYMENT OF ALL TAXES CONCERNED WITH THE BUILDING.
6. FIXTURES AND FITTING AS LISTED IN APPENDIX A ARE SUPPLIED WITH THE PREMISES AND MUST EXIST UPON RETURN OF THE PREMISES TO THE LESSOR.

COVENANTS OF THE LESSOE AND THE LESSEE.

7. THE LESSOR AND THE LESSEE AGREE THAT:
 - 7.1 THE LESSEE WILL MAINTAIN THE BUILDING IN GOOD ORDER AND REPAIR, WHETHER THE ITEM BE A SMALL MATTER OR NOT, AT HIS OWN EXPENSE. REPAIR WILL BE A CARRIED OUT IMMIDENTELY WHEN A FAULT OR BREAKING IS DISCOVERED.
 - 7.2 THE LESSE WILL KEEP THE PREMISES IN A GOOD, CLEAN CONDITION AT HIS OWN EXPENSE.
 - 7.3 THE LESSEE AGREES TO ALLOW THE LESSOR OR HIS REPRESENTATIVE TO ENTER TO INSPECT THE PREMISES AT APPROORITATE TIMES.
 - 7.4 DECORATION AND WIRING INSIDE THE BUILDING WILL BE DONE TWIHT THE APPROVAL OF THE LESSOR.
 - 7.5 THE LESSEE AGRES NOT TO MODIFY, IMPROVE OR ALTER THE BUILDING WITHOUT PRIOR WRITTEN APPROVAL FROM THE

LESSOR. ANY SUCH SHALL IMMEDIATELY BECOME THE PROPERTY OF THE LESSOR AND THE LESSEE SHALL HAVE NO RIGHT TO CLAIM COMPENSATION.

- 7.6 THE LESSEE AGREES TO USE THE PREMISES PEACEFULLY AND SHALL NOT COMMIT OR ALLOW OTHER PERSONS TO COMMIT ANY ACTIVITIES WITHIN THE PREMISES CONTRARY TO THE LAW OR AGAINST THE MORALS OF THE GENERAL PUBLIC.
- 7.7 THE LESSEE WILL NOT PURCHASE ANY INSURANCE FOR THE PREMISES WITHOUT OBTAIN PRIOR WRITTEN PERMISSION FROM THE LESSOR DURING THE LEASE PERIOD THE LESSEE MUST PURCHASE FIRE INSURANCE TO COVER THE PREMISES THROUGH A COMPANY APPROVED BY THE LESSOR. THE LESSEE MUST PAY ALL ANNUAL PREMIUMS. THE LESSOR WILL RECEIVE THE POLICY AND ANY BENEFIT DERIVED FROM IT.
- 7.8 THE LESSOR SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO PROPERTY OR VALUABLES OF ANY PERSON. THE LESSEE WILL ASSUME THIS RESPONSIBILITY.
- 7.9 AT THE EXPIRY OR CANCELLATION OF THE AGREEMENT THE LESSEE WILL RETURN RETURN THE PREMISES TO THE LESSOR IN A GOOD, CLEAN CONDITION, AND IN GOOD REPAIR.
- 7.10 THE LESSEE SHALL HAVE NO RIGHT TO CLAIM DAMAGES FROM THE LESSOR FOR THOSE ITEMS WHICH THE LESSOR HAS THE RIGHT TO DO UNDER THIS AGREEMENT.
- 7.11 THE LESSEE SHALL NOT SUBLET OR TRANSFER THE LEASE RIGHT OF THE PREMISES OR ANY PART OF THE PREMISES AND PROPERTIES MENTIONED IN CLAUSE 6. TO ANY OTHER PERSON.
- 7.12 IN CASE OF THE LESSEE BREACH OF AGREEMENT OF ANY CLAUSES, THIS AGREEMENT SHALL BE TERMINATED WITHOUT PRIOR NOTICE. THE LESSEE AGREED THAT THE LESSOR OR HIS REPRESENTATIVE HAS THE RIGHT TO TAKE POSSESSION OF THE PREMISES OR THE LEASED PROPERTIES, REMOVE THE PERSONS AND CHATELNS OF THE LESSEE FROM THE PREMISES, WITHOUT THE LESSEE HAVING THE RIGHT TO CLAIM THAT THE ACTIONS OF THE LESSOR OR HIS REPRESENTATIVE CONSTITUTE TRESPASS. DAMAGE OR LOSS OF LIBERTY OR ANY OTHER WRONGING, CIVIL OR CRIMINAL.

SENDING OF NOTICE BETWEEN THE PARTIES

8. ANY NOTIFICATION OR CORRESPONDENCE FROM THE LESSOR TO THE LESSEE SHALL BE ADDRESSED TO THE LESSEE AS FOLLOWS:

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ANY CORRESPONDENCE SENT BY REGISTERED POST TO THIS ADDRESS WILL BE DEEMED TO HAVE BEEN RECEIVED BY THE LESSEE. ANY CHANGE OF ADDRESS MUST BE NOTIFIED TO THE LESSOR.

9. ANY NOTIFICATION OR CORRESPONDENCE FROM THE LESSEE TO THE LESSOR SHALL BE ADDRESSED TO THE LESSOR AS FOLLOWS:

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ANY CORRESPONDENCE SENT BY REGISTERED POST TO THIS ADDRESS WILL BE DEEMED TO HAVE BEEN RECEIVED BY THE LESSOR. ANY CHANGE OF ADDRESS MUST BE NOTIFIED TO THE LESSEE.

10. THIS AGREEMENT SHALL DEVOLVE UNTO AND BE HELD BINDING TO THE STATUTORY HEIRS, LEGATESS, EXECUTORS AND ADMINISTRATORS OF THE ESTATE CUSTODIAS, CURATORS, ASSIGNS, SUBROGEEES, RECEIVERS, LIQUIDATORS AND STATUTORY REPRESENTATIVES OF BOTH PARTIES TO THIS AGREEMENT:

SETTLEMENT OF DISAGREEMENT BETWEEN THE PARTIES.

11. BOTH PARTIES AGREE THAT ANY DISPUTE ARISING FROM THIS AGREEMENT WILL BE SETTLED BEFORE.....

CHANGE TO AGREEMENT

12. BOTH PARTIES AGREE THAT ANY CORRECTION, CHANGES OR ADDITIONS TO THIS CONTRACT MUST BE MADE IN WRITING AND SIGNED BY BOTH PARTIES IN ORDER TO BE BINDING.

THIS CONTRACT IS MADE IN DUPLICATE WITH EACH PARTY RETAINING ONE COPY. BOTH PARTIES HAVING READ AND UNDERSTOOD THE CONTENTS OF THIS AGREEMENT HEREUNTO AFFIX THEIR SIGNATURE IN FRONT OF WITNESSES.

SIGN.....THE LESSOR SIGN.....THE LESSEE

SIGN.....WITNESS SIGN.....WITNESS