**LEASE AGREEMENT**

**Office Building No.1, Room-106**

**Terms & Conditions**

Name of Rental:

Type of Business: Office Unit

Unit No: Office Unit

Lease Term: …………………………….

(One-year rental period)

Office Rental Rate:

WIFI Charges: As per your own arrangement

Rental Payment: Three Months in Advanced

An agreement is made on ***…………..*** between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ called the LESSOR and **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** hereinafter called the LESSEE.

1. It is, hereby agreed as follows: that the LESSOR agrees to lease and the LESSEE agrees to rent and the fixtures and etc. at a monthly rental of *\_\_\_\_\_\_\_\_\_\_ USD.*

2. The term of this agreement shall be for *one year* commencing on ***…………………………………….***

3. The LESSEE AGREES as follows:

1. To pay rent for the PREMISES as follows:
2. \_\_\_\_\_\_\_\_\_\_\_ USD (one-month rental) in advance which will be refundable security deposit which will be refunded at the end of the term upon inspection of the premises for any deductibles.
3. Quarterly (3months) payment of rental at the first day of each quarter.

(Payment of \_\_\_\_\_\_\_\_\_\_\_ for **four** times during the term)

1. To inform the LESSOR in writing two months before the expiration date of this LEASE AGREEMENT if he/she intend to renew the lease and not to use any DEPOSIT as partial or whole payment for the rents if the last months by deducting there from.
2. To neither assign nor submit the said PREMISES or any part thereof without the previous consent in writing of the LESSOR.
3. To make no alternation or permanent additions to the said PREMISES of any parts thereof without previous written consent of the LESSOR; any and all alternations made by the LEESEE to the said PRMISES with or without the consent of the LESSOR shall become the property of the LEESOR without any compensation to be made the LESEE.
4. To keep the PREMISES and parts thereof as well as the fixtures and etc. in good conditions.
5. To permit or allow no pets animals, birds or reptiles to be kept in the vicinity of the PREMISES at Time City Office.
6. Not to hold the LESSOR responsible or damage, loss, or injury caused to any property or person at Time City Office Tower.
7. Not to hold the LESSOR responsible for any inadequacy of or interruption to the supply of

water, electricity, telephone, internet access or any utilities at Time City Office which are a result of repairs, renewal, strikes or any other cases beyond the LESSOR’s control. Any such interruptions shall never relieve the LESSEE from carrying out his obligations this agreement, including the timely and full payment of rent.

1. Not to store any explosive, volatile, inflammable or illegal materials in the PREMISES.
2. Over the tenancy of residence of the lease, the LESSEE has understood well that LESSEE shall pay Maintenance Fee, Electricity Meter Bill and Internet Bill, charges without any encumbrance.

4. THE LESSOR AGREES AS FOLLOWS:

a. That the LESSEE, duly paying rent, observing and performing the several covenants herein contained, shall peacefully hold and enjoy the said PREMISES during the period of this lease without any interruption whatever by the LESSOR or his agent.

b. That upon payment of rent by the LESSEE, a receipt shall be given to the LESSEE for such payment.

c. To keep the office its fixture &etc at Time City Office Tower as supplied by the LESSOR in good repair and working order by LESSEE or LESSEE’s family, guests, invitees or employees.

d. To pay all land taxes as well as any other form of tax levied against the said PREMISES under clause 3a of this agreement.

5. IT IS HEREBY EXPRESSLY AGREED AND DECLARED BETWEEN THE LESSOR AND THE LESSEE:

a. That, after the expiration of the term of this lease, the LESSEE may renew for a future term of one year under the same conditions herein contained, at the rental rates to be agreed upon.

b. That, in the event the PREMISES are destroyed or made untenable by Acts of God, Fire, Insurrection, War of other causes beyond control, this lease shall terminate and the agreement shall expire on the effective date of such termination without further contractual obligation be either party.

c. In case of the LESSEE has been prosecuted and declared bankrupt, or is under any compromise or arbitration, or his properties detained or held for auction by order of the court, the LESSEE agrees that this LEASE AGREEMENT shall terminate without the LESSOR’s prior notice. The LESSEE also agrees that the LESSOR or his agent can REPOSSESS the premises by placing them under lock and key. The LESSEE has no right to make any claim or request for any compensation whatsoever. The LESSEE has no right to bring charge against the LESSOR in any court if law whether civil or criminal. If the LESSEE fails to pay his due rent, the LESSOR has the right to hold or dispose of the LESSEE’s properties in the PREMISES for the whole or partial settlement of the LESSEE’s debts.

d. This agreement is made in duplicate, the LESSOR keeps the original and the LESSEE keeps the duplicate copy.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNDER AFFIXED THEIR SIGNATURES IN THE PRESENCE OF WITNESS.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_LESSOR \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_LESSEE

Name: Name:

NRC No.: NRC No:

 Company:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ WITNESS \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ WITNESS

Name: Name:

NRC No: NRC No:

 Company: