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DEED OF LEASE AGREEMENT

This deed of agreement is made on this 01 st , May , 2017 (first of May two thousand seventeen).

BETWEEN

Mrs. Dina Alim aka Mrs. Farhad Dina Haq W/O Late Ehteshamul Haq, Flat no- A-503, Garden View Apartments, 18/1, 19 Garden Road, Tejgaon, Dhaka-1215 wherein after known as the Lessor.

AND

SALMA SULTANA, W/O Mohammed Alif, presently residing at House No. 505, Road No.06, Block-H, Bashundhara R/A, Dhaka wherein after known as the Lessee.

The Lessor Mrs. Dina Alim aka Mrs. Farhad Dina Haq the Flat no- A-505, has agreed to extend the lease agreement dated May, 2017, on Flat No A-505, Block-A, measuring 1364 sft for an additional period of two years.

TERMS AND CONDITIONS:

1. The Lessor has agreed to let-out the at Flat no- A-505, Garden View Apartments, and the Lessee has agreed to take lease on temporary rental basis for the period of 2 years (two years).
2. The Lessee shall be for a period of two years commencing May-2017 to April-30, 2019. The lease may be renewed for a further period with mutual consent of both the LESSOR and the LESSEE. If agreed, such renewal must be completed before one month of expiring of this



3. That the monthly rent of the Apartment is Taka 25,000/- (Taka twenty five thousand only) exclusive of common maintenance service charges and utilities, payable by the 10th day at the beginning of each month to the LESSOR by cheque or cash.
4. The lessee shall deposit the rent plus gas charge (presently 800/- per month) total of Taka 25,800/- into the lessor's account no 18-3520730-01 at Standard Chartered Bank, Sonargon Branch. The bank deposit slip received by the bank will be considered as receipt for the rent.
5. The security deposit of Taka 50,000/- (Taka Fifty thousand only) equal two month's rent will continue to be held by the LESSOR and may be adjusted with the rent for the last two month of this contract or returned to the lessee in cheque or cash at the time of vacating the apartment by the Lessee after deduction of any outstanding utilities or service charges.
6. The Lessee shall use the Flat A-505 only for the purpose of residence for herself and her family. The Lessee shall further agree not to use the apartment for the purpose of trade or business or any offensive, illegal or unlawful purpose.
7. On termination of the lease agreement, the Lessee shall hand over safe and peaceful vacant possession of the flat to the Lessor in clean and proper condition.
8. The lessee shall maintain the flat in good condition. The Lessee shall at his own cost, have the right to install fans, air conditioners, Lightings, and other electrical fittings as required



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9. The Lessor will repair sanitary fittings and electric fittings of the apartment or reimburse the Lessee for reasonable repair necessary for maintenance of the fittings.
10. Both the Lessor and Lessee retain the right to terminate this agreement with two months written notice from either side.
11. This agreement shall be governed by the applicable laws of Bangladesh.
12. In witness whereof the parties hereto have executed these presents on the day month year above written.

Mrs. FARHAD DINA HAQ
(LESSOR)

Witness:

Salma Sultana 01.05.2017
SALMA SULTANA
(LESSEE)

Witness: