

Deed of Sub-Lease

THIS LEASE made this day of 2007 between AB of, etc. (hereinafter called "the sub-lessor"), of the one part, and CD of, etc. (hereinafter called "the sub-lessee"), of the other part.

WHEREAS By a lease (hereinafter referred to as "the original lease") dated..... the day of and made between XY as owner and AB as lessee and registered in Book I, Vol. pages to being No for the year in the Office of Sub-Registrar of etc., the premises (or, etc.) described in the original lease were demised to the said original lessee for a period of years with effect from the day of..... on a yearly rent and subject to the covenants and conditions to be performed and observed as therein contained.

AND WHEREAS the original lessee has agreed to grant and the sub-lessee has agreed to accept a sub-lease of the premises (or, etc.) hereinafter described upon the conditions hereinafter contained:

NOW THIS DEED WITNESSES that in consideration of the rent hereinafter reserved and the covenants by the sub-lessee hereinafter contained, the original lessee do hereby grant to the sub-lessee a lease of ALL THAT premises (or, etc.) known by the name of, etc., and situate at, etc., together with the appurtenances; TO HOLD the same unto and to use of the sub-lessee for the period of years, commencing with effect from the day of at the monthly rent of Rupees SUBJECT to the following conditions:

1. The sub-lessee hereby agrees with and covenants with its lessor, viz., the lessee as follows:
 - (a) To pay the said rent, clear of all deductions, on the..... day of..... every current month in advance during the term of the lease.
 - (b) To pay all taxes and outgoings now payable or hereafter to become payable in respect of the leased premises (or, etc.).
 - (c) To keep the said premises (or, etc.) in good and tenantable repair, and not to make any alteration therein without the written consent of the landlord.
 - (d) To perform all the covenants, conditions and stipulations contained in the original lease affecting the property hereby leased and to be observed and performed by the original lessee except payment of rent and not to do, execute or perform any act, deed or thing or suffer anything to the contrary whereby or by reason or means whereof the original lease may be avoided or forfeited and to allow the original lessee to enter upon the leased premises (or, etc.) for the purpose of inspection of the premises and performing any of such terms of agreement contained in the original lease, which may be necessary to prevent its forfeiture.
 - (e) To keep the original lessee indemnified against all actions, claims, demands and expenses on account of performance or non-performance by the sub-lessee (of any of the terms, conditions and stipulations of this agreements).
2. The original lessee does agree and covenant with the sub-lessee as follows:
 - (a) That upon the sub-lessee paying the rent hereby reserved and observing and performing the conditions and covenants herein contained, shall quietly and peacefully possess and enjoy the property, hereby leased during the said term without any interruption and disturbance by the original lessee or any person claiming under or in trust for him, provided that in case of any breach of any of the conditions and covenants to be observed and performed by the sub-lessee, the lease shall, at the option of the original lessee, stand determined who shall be entitled to repossess the property as his former estate without prejudice to his right to recover all arrears of rent and/or any damages for breach of such conditions or covenants.
 - (b) The original lessee shall duly and punctually pay the rent reserved, observe and perform all the covenants and conditions contained in the original lease, and keep the same alive and in full force and virtue and will further, times, keep the sub-lessee and his estate indemnified against all actions, claims, proceedings and demands on account of any breach

of any of the conditions and covenants contained in the original lease.

- (c) The original lessee acknowledges the right of the sub-lessee as to production of the original lease and to delivery of copies thereof and undertakes for the safe custody thereof.
- 3. It is further agreed that the terms "the original lessee" and "sub-lessee" used herein shall, unless inconsistent with the context, include as well their respective successors and assigns.

IN WITNESS, etc.,

Signed, sealed and delivered

AB
CD