

കേരളം KERALA

BN 190150

LEASE AGREEMENT

THIS AGREEMENT IS MADE on this the 1ST day of June, Two thousand Seventeen (01-06--2017)

BETWEEN

Rev Dr Johnson Palackappallil, Principal Sacred Heart College
Thevara ,Cochin 682013 hereinafter called the LESSOR/First Party
(Which expression shall include his heirs successors, legal
representatives,administrators,executors and assignees)OF THE
ONE PART

LESSOR:Rev Dr Johnson Palackappallil

LESSEE- Mrs Bindu Prakash

Dr. Johnson X Palackappallil
Principal

Sacred Heart College (Autonomous)
Thevara, Kochi-682 013

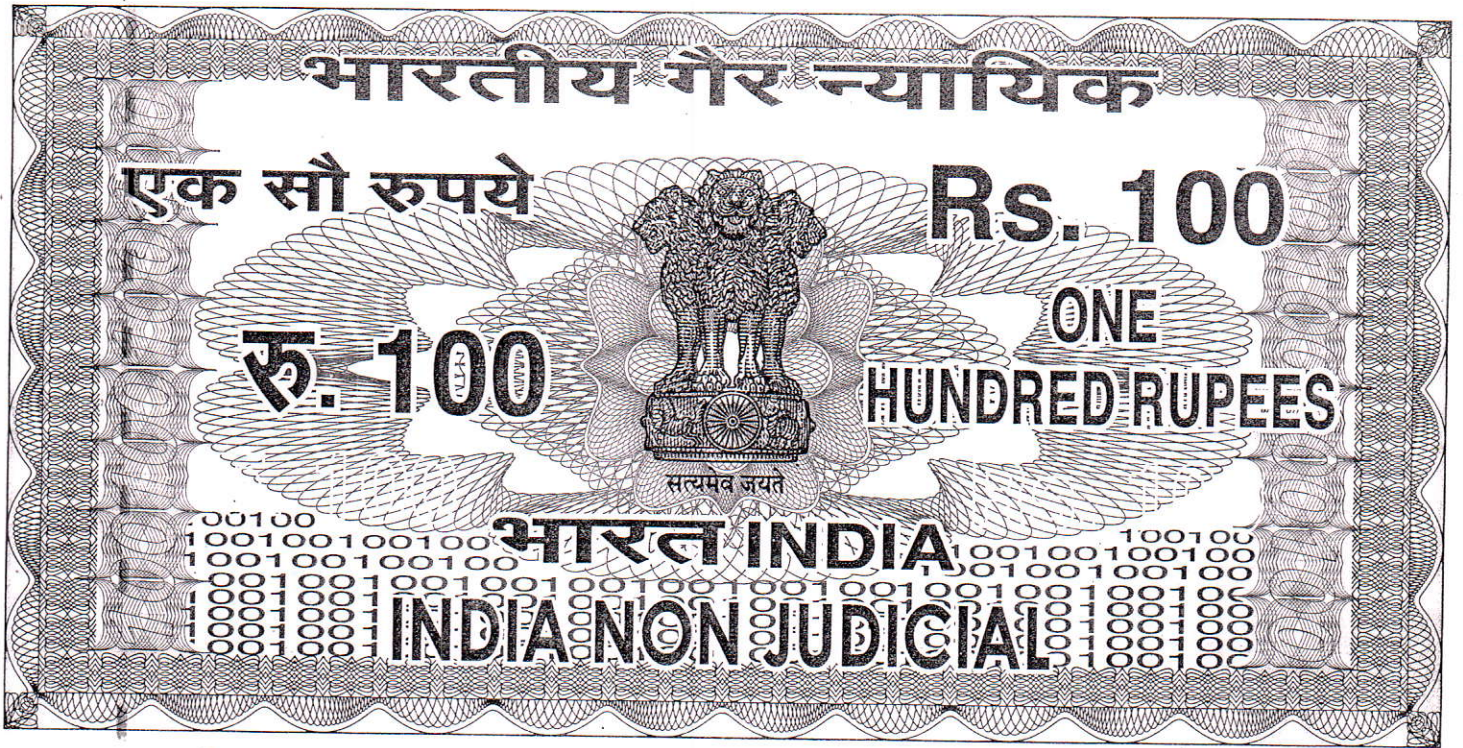
B-Fit
Fitness

COCHIN-Ph: 2323201

Date: 16-5-2017
Value of Rs..... Sold to

K.A. KRISHNAKUMAR

AMPVENDOR TRIPUNITHURA



കേരളം KERALA

BN 190149

AND

Mrs Bindu Prakash, w/o Adv Prakash Puthiadam, proprietress
B-Fit Fitness residing at Puthiadam 27/1492-A Koithara Road
Panampillynagar Cochin 682036 hereinafter called the LESSEE
/Second party (which expression shall include her heirs,
successors, legal representatives administrators, executors and
assignees OF THE OTHER PART.

B-Fit
Fitness
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LESSOR: Rev Dr. Johnson P. Palackal

LESSEE- Mrs Bindu Prakash

Principal
Sacred Heart College (Autonomous)
Thevara, Kochi-682 013

22856 Date: 16.5.2017
Value of Rs. 100/- Sold to
K.A. KRISHNAKUMAR
WITNESSES THE LESSOR

Handwritten signatures and stamps, including a blue ink signature and a circular stamp.



The LESSOR is the sole and absolute owner of a building numbered as 59/2318 of Cochin Corporation, set apart by the first party for running a fitness centre and other sports activities which is more particularly described hereunder, having full and unfettered rights to lease the same or any portion thereof.

The Lessee intends to take on lease the above said Building for conducting a Gym and Group Fitness Training under the name and style B-Fit fitness

The Lessor has agreed to give on lease and the Lessee has agreed to take on lease the above said building on certain terms and conditions as are stated here under:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

The lessor agrees to lease the schedule building mentioned above for a period of eleven months (hereinafter referred to as the Lease period).

The lessor and the Lessee agree that the fitness centre will be open to the public and students and staff of S H College.

The lessee shall use the above said building as a Gym and group fitness training centre on behalf of the college.

The Lessee shall pay to the Lessor an amount Rs15000/- (Fifteen Thousand) as monthly lease amount. The monthly Lease amount shall be paid by the lessee to the Lessor on or before the 5th day of every succeeding month. The lessee agrees that every year there shall be an increase of 5% in the monthly lease amount.

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The lessee shall pay an amount of Rs10000/-(Ten Thousand) as interest free security deposit to the Lessor, Which shall be refunded by the lessor to the lessee at the expiry or earlier termination of this Lease agreement whichever is earlier after adjusting any outstanding dues payable by the lessee.

The Lessee shall do the necessary alterations to the building, the Lessee is at liberty for fixing wooden partitions, cabins, counters, false ceiling. Glasses and fix other furniture's, fixtures, electrical fittings, air-conditioners, exhaust fans and other fittings etc., as per the needs and requirement of the Lessee for running the Fitness centre with the concurrence of the lessor


The Lessor agrees that the members of the Lessee can use the parking space for parking the vehicles inside the college compound without causing disturbance to the regular parking needs of the college. It is agreed between the Lessor and the Lessee that the fitness centre will be open, 5a.m. to 8.30 am in the morning and from 4 pm till 9 pm in the evening.

The centre will be open to both men and women.

The Lessor agrees that the college gate will open 5a.m in the morning for the members of the Lessee.

The Lessor agrees that the members of the Lessee can use the ground and the walkway for workout.

LESSOR: Rev Dr Johnson Palackappallil


Dr. Johnson X Palackappillil
Principal
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Thevara, Kochi-682 011

LESSEE- Mrs Bindu Prakash




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The Lessor agrees that the membership fees for the students will be decided by the Lessor in consultation with the Lessee (mutually agreeable concessional rate shall be given to the students and staff of S H College)

The Lessor agrees that the Lessee shall have absolute power in the administration of the fitness centre that includes appointment of the trainers and other staffs, collection of membership fees from the student's and from the public. In case the Lessor has objection to a person as staff in the fitness centre, that person shall not be appointed as staff by the lessee.

The Lessor shall pay all the dues such as the property tax and the building tax assessment, duties, impositions, outgoings and burdens whatsoever in respect of the scheduled building.

The Lessor and the Lessee agrees that the initial period of lease is for eleven months and it can be extended further after consultation between both the parties.


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LESSOR: Rev Dr Johnson Palackappallil

LESSEE- Mrs Bindu Prakash

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SCHEDULE

SACRED HEART COLLEGE BUILDNG

Building No 59/2318 of Cochin Corporation.

North-	Sacred Heart College Ground
South-	P&T Staff Quarters
East-	Sacred Heart Higher Secondary School Building
West-	Building owned by the Lessor

In witness whereof the Lessor and the Lessee have hereunto set and subscribed their respective hands and seal on the 1ST day of June Two thousand Seventeen



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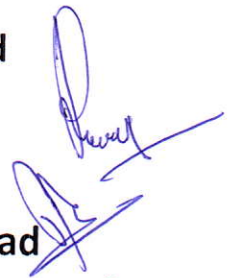


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WITNESS

1 Dr Raju K A S/O K C Antony Kizhakkail, Thevara Head
Department of Physical Education Sacred Heart College

2 Prakash Puthiadam Advocate 27/1402-A Koithara Road
Panampilly Nagar Cochin



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