

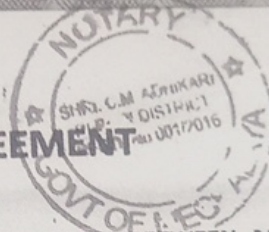
Shno -916 Date: 27/05/2025



मेघालय MEGHALAYA

03AA 827914

### LEASE AGREEMENT



THIS AGREEMENT OF LEASE is made on this the 1<sup>st</sup> April 2022 BETWEEN, Ms Jenita Wallang now residing at 9<sup>th</sup> Mile Baridua, Ribhoi District Meghalaya hereinafter called the "Lessor" (which term shall, unless repugnant to the context mean and include her heirs, successors, administration and assigns) of the One Part.

AND

Mr Aaron Wallang, proprietor of Nico Bonded Warehouse, Merita Cottage, Upper Lachumiere, East Khasi Hills, Shillong, 793001, Meghalaya hereinafter called the "Lessee" (which term shall, unless repugnant to the context mean and include his heirs, successors, administration and assigns) of the Other Part.

Whereas, Ms Jenita Wallang is the absolute owner in possession of the building situated at 9<sup>th</sup> mile Baridua, Meghalaya. AND whereas, the said LESSEE is desirous of taking on LEASE the aforesaid building premises for operating his bonded warehouse as stated above on the terms and conditions mentioned below.

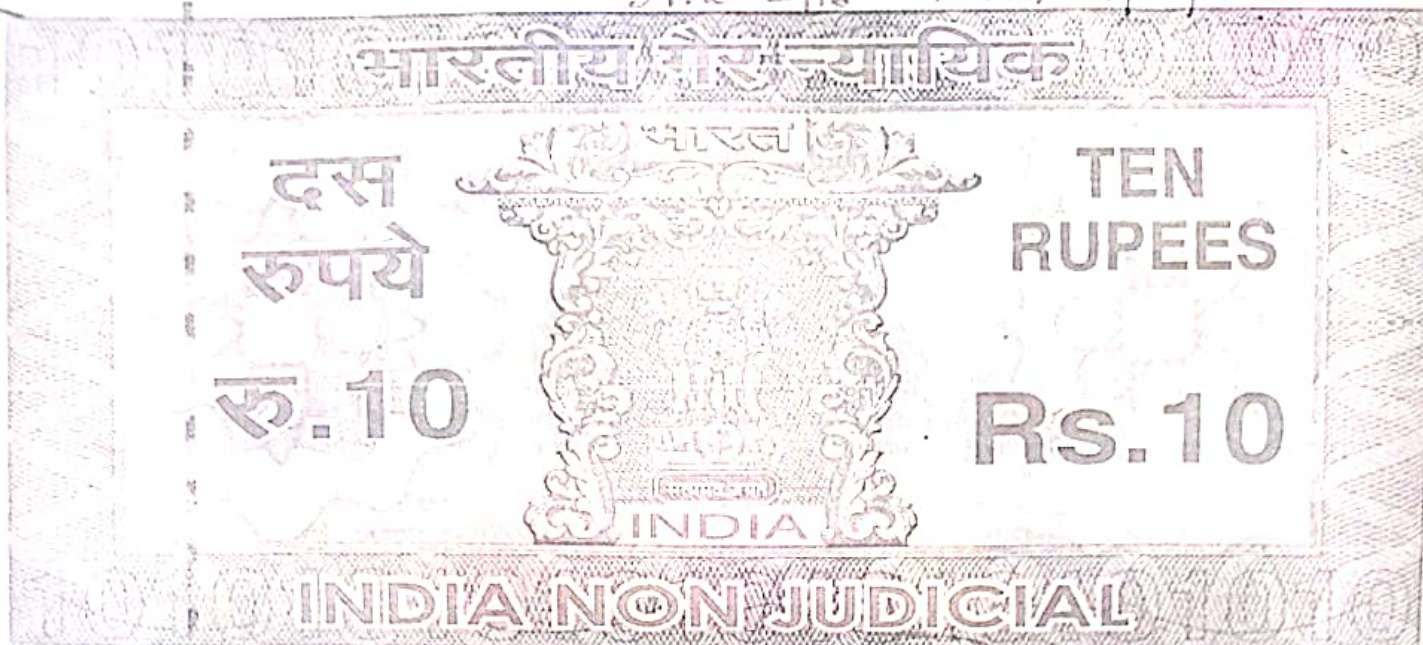
NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The lease shall be for a period of 15 years only from the date of execution of this agreement and the same can be renewed only at the discretion of the Lessor at the rate of Rs. 1,00,000/- (Rupees One Lac only) per month.
2. The Lessee shall keep and maintain the premises leased out him/her and all the fixtures and fittings therein in good and proper condition.

Shri. C.M. Adhikari  
Advocate & Notary  
Regd. No. 001/2016  
Nongpoh, Meghalaya



Sl no - 916 Date: 27/09/2025



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Advocate & Notary  
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Nongpoh, Meghalaya


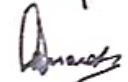
Handwritten signature of Jenita Wallang.

Handwritten signature of Aaron Wallang.


3. The Lessee shall not erect any structures whatsoever within the premises without the permission in writing of the Lessor.
4. The Lessee shall not let or sub-let, assign or part with the possession of the said space or any part thereof to any person or persons.
5. The Lessee shall not carry or allow any person to carry on any business or trade within the said premises or keep any articles, stocks or things which are illegal or against public interest.
6. The Lessee shall pay the electricity bill of the said premises to the concerned authority.
7. That in the event the Lessee intends to vacate the premises; she shall have to give one month prior notice to the Lessor before vacating the same.
8. That in the event the Lessee fails to pay the said monthly rent for a continuous period of 2 (two) months, the Lessor shall have right to eject the Lessee from the premises and also to detain certain belongings of the Lessee so as to ensure recovery of the arrears rent.
9. On the expiry of the lease period, the Lessee shall deliver peaceful possession of the premises as well as other fixtures, fittings etc., therein failing which the Lessor shall be at liberty to enter the demised property and take possession of the same without further reference to the Lessee.
10. That, the Lessee shall not disturb the peace in the locality or anywhere else in and around the vicinity and in the event he/she created any nuisance, the matter shall be reported to the nearest local Police Station.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands on this the 1<sup>st</sup> April 2022.

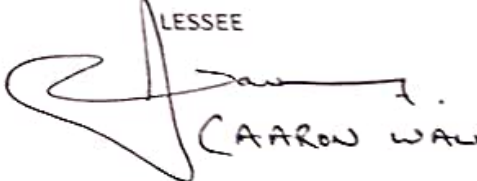
WITNESSES

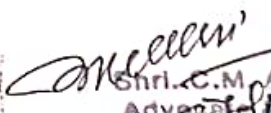
1.  (Pankaj Sharmah)
2.  (Lalison Mariale)

LESSOR

  
(JENITA WALLANG)

LESSEE

  
(AARON WALLANG)

  
Shri. C.M. Adhikari  
Advocate & Notary  
Regd. No. 001/2016  
Nongpoh, Meghalaya