

CONTRACT OF LEASE

Town or City JK RUSAKEM Quarter KATAMON
Road or Lane _____ Special No. _____
Description of Premises one story building of rooms, kitchen & garage
Lessor's Name and Nationality Dosta MANSOOR (Pakistani)
Lessee's Name and Nationality MACHARRIA 2. SCHATARZEFF (Pakistani)
The Annual Rent R. 250.- (Two Hundred AND FIFTY PAKISTANI ROUPES)
How to be paid CASH IN ADVANCE
The length of lease ONE YEAR (with option of renewal)
The date of the beginning and expiration of the lease 15th January 1948 to 15th January 1949
The present state of premises Good
For what purpose is the property leased Living quarters

Description of Immovable Articles & c. Pertaining to the Premises and taken over
by the Lessee for Period of Contract

in place, chandeliers, curtain 2 grey in sitting room
one yellow in dining room & two yellow cushions & one dining
table.

1st. term The Lessee shall, at the expiration of the period of lease, vacate the premises and hand the key to the lessor, failing which he shall be liable to pay double the amount of rent for the period he overstays in the premises. He shall further be considered as debtor, and shall be liable to pay for every day that elapses after the expiration of the period of lease until he hands the key to the lessor. He shall also be liable for any damages or loss caused to the lessor, by the delay.

2nd. term In case anything occurs which shall render the premises unfit for occupation, the cost of all necessary repair thereto shall be borne by the lessor. Other conveniences or decorative repairs will be made by the lessee and on his own account. The lessee shall not prevent the lessor from affecting necessary repairs at and for any length of time during the period of lease. The lessee cannot execute any structural alterations without the authority in writing of the lessor

3rd. term The lessee shall have no right to transfer the lease to another, nor can he sublet the premises or a part thereof without the consent of the lessor in writing on this contract. If the lessee fails to obtain the lessor's consent, or if he does any damage to the premises or if he refuses to pay the rent in accordance with the provisions stated herein, the lessor shall be entitled to avoid the contract and to claim for any damage or loss occurred and for all costs entitled thereby.

4th. term All internal and external improvements as well as immovable structures affected by the lease in the premise shall at the expiration of the period of lease, be the property of the lessor and the lessee shall not be entitled to claim for any expenses or compensation thereof.

5th. term Before the expiration of the lease the lessee shall notify the lessor in writing whether he desires to renew the lease. In that case, the new agreement should be signed by the lessee at least two months before the expiration of the period of lease, otherwise the lessor shall have full liberty to use the premises or to let them to another person.

6th. term The lessee undertakes to allow on the request of the lessor, any person to inspect the premises during the last two months of the period of the lease.

7th. term All effects pertaining to the premises and existing therein whose kinds, qualities and values are specified above should be, at the termination of the lease, handed to the lessor. The lessee undertakes to pay in cash or in kind for any articles which are damaged or have diminished of the said effects. Legal interest shall be paid by the lessee on any sums due under this agreement which have not been paid.

8th. term All costs of repairs and renewal made by the lessee during the period of the lease to the premises effecting windows, doors, shutters, keys, glasses and water supply etc. shall be defrayed by the lessee, who shall at the end of the lease deliver the premises to the lessor in the same condition as at the time of taking possession.

9th. term The guarantor whose signature appears below is subject like the lessee, to all the provisions of this contract as regards prosecution, liabilities and execution of the above undertakings engaged in as concerns indemnity or compensation whether before or after the end of the lease.

10th. term The Municipal House rates, Water Supply & light shall be paid by the lessee.