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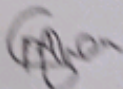
M/s Golden Coaching Academy, through its proposed Proprietor Mr. A Iqbal Khan
S/o. Anwar Khan called Tenant, Party of the Second Part

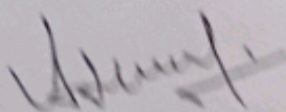
That the expression of the term, Owner and the Tenant shall mean and include their legal heirs, successors, assigns, representatives etc. Whereas the Owner is the owner and in possession of the property No. Villaino, Anandnagar, Village, Lakhna Bahi, Chikkaripatti Post, Madhav Thakur, Karnataka, 561001 and has agreed to let out the one office Room, 5X Bathroom, 3 Bedrooms, Kitchen, private car shed property, to the Tenant and the Tenant has agreed to take the same on rent of Rs. (10000/-) (Eighteen Thousand) Per month.

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:-

1. That the Tenant shall pay as the monthly Rent of Rs. (10000/-) (Eighteen Thousand Only) per month, excluding electricity, water charge, tax, maintenance & DG Charge.
2. That the Tenant shall not sub-let any part of the above said demised premises to anyone else under any circumstances without the consent of Owner.
3. That the Tenant shall abide by all the bye-laws, rules and regulations of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
4. That this Lease is granted for a period of Twenty (20) months only commencing from 01/05/2019 (1st May 2019) and this lease can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market.
5. That the Tenant shall pay Electricity & Water charge as per the proportionate consumption of the meter to the Owner.
6. That the Tenant shall not be entitled to make structure in the rented premises except the installation of temporary decoration, wooden partition/cabin, air-conditioners etc. without the prior consent of the owner.
7. That the Tenant can neither make additions/alterations in the said premises without the written consent of the owner, nor the lessee can sublet part or entire premises to any person(s)/firm(s)/company(s).
8. That the Tenant shall permit the Owner or his Authorized agent to enter in to the said tenanted premises for inspection/general checking or to carry out the repair work, at any reasonable time.
9. That the Tenant shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to other.
10. That the Tenant shall carry on all day to day minor repairs at his/her own cost.
11. That this Agreement may be terminated before the expiry of this tenancy period by serving One month prior notice by either party for this intention.
12. That the Lessee shall use the above said premises for Official Purpose Only.

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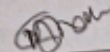
13. That the Lessee Shall not store/Keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities.
14. That the Lessee shall pay the one month's advance rent to the Lessor the same shall be adjusted in monthly rent.
15. That both the parties have read over and understood all the contents of this agreement and have signed the same without any force or pressure from any side.
16. The LESSEE has paid a sum of Rs.2,00,000/- (Rupees Two Lacks only) towards security deposit to the LESSOR. The security deposit shall not carry any interest and shall be refunded back to the LESSEE at the time of vacating the scheduled premises after deducting any arrears in rent.
17. The LESSOR and LESSEE on mutual agreement can renew this LEASE for a further period of 24 month. In such event the LESSEE shall pay and enhance the rent by 5% upon renewal of this agreement.

In WITNESS WHEREOF the Owner and the Tenant have herunto subscribed their hand at Bangalore on this the 01/05/2019 year first above Mentioned in presents of the following Witnesses

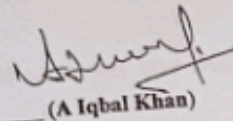
WITNESSES:-

1.

2.

 (Sad Khan)

Lessor


(A Iqbal Khan)

Lessee