

Land Lease Agreement

This agreement has been made on 20th December 2020, between **Mr. Min Bahadur Thapa** (Known as Land Owner), a resident of Tanahun District, Baidi V.D.C., Ward No. 03, and **Mr. Ram Bahadur Gurung** (Known as Tenant), permanent resident of Gorkha District, Simjung V.D.C., Ward No. 01 for giving and taking in rent the following land.

Description of the premises

Land located at Tanahun District, Baidi V.D.C., Ward No. 03, and Plot no. 132.

Terms and Condition

- Owner agreed to rent to Tenant whole land of above mentioned plot and Tenant agreed to take to rent from Owner for the purpose of Agriculture Business, Vegetable Farm and Poultry Farm.
- This agreement of the land lease will be held for 5 years; the rent of NRS. 6,00,000 (In words: Six Lakh rupees only) as rent per Annual effective from 20th December 2020, In case the land Owner needs the land for their own personal use, they will be required to give a prior notice in advance of 1 year. In that case, the tenant should be ready to leave the land.
- It is hereby agreed that this contract shall remain valid for a period of 5 years commencing from 20th December 2020 to 21st December 2025, shall be subject to renewal by mutual consent and undertaking of both parties 35 day prior to expiry of the agreement.
- The rent will be increase by 10% every two year.
- The Tenant shall pay an advance of 3 month rent and the remaining payment shall be made before the completion of each following year.
- Tenant only use land owner land for the purpose of storing materials and can't do any illegal work in the land otherwise she/he herself/ himself will be responsible for that.
- Other thing is done accordingly to the mutual understanding of both Land Owner and Tenant.
- If any disputes arise between the parties of this contract, they shall be solve in accordance with the prevalent Nepal Law.

On the above mentioned conditions, we both side have hereby solemnly signed on this agreement letter and receive a copy each.

We sign hereby:

Mr. Min Bahadur Thapa
(Land Owner)

Mr. Ram Bahadur Gurung
(Tenant)



Dambar Bdr. Adhikari
Advocate License No. 6722

HOUSE RENT AGREEMENT

This document stands as a proof of agreement between **Mrs. XXXXX XXXXX** (hereafter referred as house owner), and **Ms. YYYYYY YYYYY** (hereafter referred as tenant) has agreed to take the **Flat of First Floor**, based on the following terms and conditions mentioned below and both parties have received a signed copy of this contract.

Description of the building: Three and half storied building located in **Janakpuri, Hanilkantha-10, Kathmandu, Nepal** at Plot No.10.

Terms and Conditions:

- The Flat of the First Floor of the mentioned house can be used by the tenant from the year 18th Feb 2017 to 7th Feb 2022.
- The tenant has to pay NRS. 22,000.00 (In words: Twenty-Two Thousand rupees) monthly.
- The tenant to pay the water and electricity bills per month accordingly.
- Any change and development to be made by the tenant shall be done with the consent of the house owner and shall make sure that there shall be no pollution and disturbances to the neighborhood.
- The rent of the flat shall be increased by 10% each year from the 2nd year of the stay upon mutual understanding of both parties.
- The owner can dismiss the tenant giving by the reason upon receipt of the work committed by the tenant in the house premises.
- The tenant has to hand over the space to the owner in the previous condition at the expiry time of the contract but the tenant will not be responsible if any damage is occurred by the natural calamities or external affairs.

Both parties have clearly read and understood the above mentioned terms and conditions of this contract and we hereby sign in the presence of the witness mentioned below.

Owner

XXXX XXXXX

Tenant

YYYY YYYYY