

**LEAVE AND LICENSE AGREEMENT**

THIS ..... S/o ..... (hereinafter called the Licensor) first party

AND

Mr. .... S/o ..... ,in capacity as Director of the M/s  
..... **under incorporation** (hereinafter called the licensee) Second party.

WHEREAS the licensor is in the exclusive ownership and in possession of the building No:  
..... House,.....,Calicut-.....,kerala hereinafter referred to  
as the building for the sake of brevity

AND WHEREAS the Licensee has approached the Licensor to give permission for the said building to be used as registered office of the above said company on the Leave and License basis for a period of 11 months. And the Licensor has permitted the Licensee to use the building for the said purpose on a Leave and License basis only on the following terms and conditions

**NOW THIS AGREEMENT WITNESSETH AS UNDER**

1. The party to the first part hereby state and declare that he has permitted second party to use the said building with effect from .....<sup>th</sup> day of ..... on leave and license basis.
2. The party of the second part has agreed to use the said building for a period 11 Months purely on leave and license basis commencing on- .....<sup>th</sup> day of ..... and expiring on .....
3. The licensor shall retain an amount of Rs...../- without interest to be returned to the licensee on the expiration of the period of this agreement and on restoration of the building in the same good condition.
4. The licensee shall keep the said building in good condition and if any damages, breakages are caused to the said building, the licensee shall make good the loss caused to the licensor on account of such damages and breakages.
5. The licensee shall pay Rs...../- per month as Rent for the use of said building premises on or before 5<sup>th</sup> of the succeeding month.
6. The licensee shall not keep, permit or allow any one else to use the said building or grant license to use nor shall transfer or assign the permission under the agreement to any other person
7. The licensee shall not carry any illegal business or activities nor shall store any prohibited articles or commodities which could cause damage to the building premises and shall strictly observe the rules and regulations of the society, municipal corporation, grama panchayat and police department.
8. Electricity and water charges shall be borne out by the licensee.
9. On expiry of the period of this agreement, the licensee shall vacate the premises and return back the building to the licensor, failing which the licensor has the right to enter in to and occupy the said premises and the licensee, shall not have any right to obstruct the free entry of the licensor.

In witness whereof the parties here to have executed this agreement on .....<sup>th</sup> day of ..... first herein above mentioned

LICENSOR

LICENSEE

Shri: .....

Shri: .....

Witnessess