

FGEI (C/G) DTE

SIR SYED ROAD, RAWALPINDI



LEASE AGREEMENT FOR EXECUTION BETWEEN OWNER AND GOVERNMENT

- (i) Please do not fill in the left over blanks the same shall be filled at the time of execution of the lease agreement
(ii) The owner should personally appear in FGEI(C/G) Dte to execute lease agreement on issuance of sanction.

1. This indenture is made and entered at _____ on this day the _____ between _____ hereinafter referred to as the “the lessor” (Which expression shall unless repugnant to the context, mean and include his heirs assignees executors administrators and legal representatives) of the one part and President of Pakistan herein after referred to as “the lessee” (Which expression shall where the context admits be deemed to include the assignees of the President of Pakistan) of the other part.

2. WHEREAS the said lessor is the owner and in possession of and has agreed to give on lease a storied bungalow on plot No. _____ MEASURING _____ Sq ft, and the lessee has agreed to take on lease for a period of _____ year/years the said bungalow consisting of _____ herein after called the said premises for the office/residential accommodation of the offices of the lessee.

3. NOW THIS INDENTURE WITNESSTH THAT pursuant to the aforesaid agreement and in consideration of the rent herein reserved and of the covenants and conditions herein contained the lessor do-hereby grant and demise into the lessee the said premises for the period of _____ year/years commencing from _____ which period can be extended if necessary for a further period of one year on the same terms and conditions if the lessee notifies the lessor one month prior to the termination of the lease otherwise the lease shall terminate automatically.

4. The rent of the said premises shall be Rs _____ (Rupees _____) per month inclusive of fittings and fixtures (Which will be adjusted at the monthly rate of Rs _____ against the rent in respect of the said premises until full adjustment thereof. The rent of _____ months has been kept in reserve to meet the repair charges etc: which shall be used by the lessee in case the lessor fails to carry out the repairs etc, after he has been served with a notice 30 days. If any balance is left out of the said reserve after expiry of the lease period. In case the lessee is obliged to incur expense in excess of _____ months rent it will be recoverable from the lessor. The lessee shall have to render the account to the lessor of the expenditure incurred on repair etc, on his behalf.

5. The lessor hereby covenants with lessee as follows: -

- i. The lessor will pay all rates, taxes and assessment including urban property taxes etc, as assessed and revised on the said premises by Govt or municipal authority or any other local Provincial or Central Authorities.
- ii. The lessor shall provide Gas connection up to kitchen and drawing cum dinning room. Geysers for supply of hot water to bath room/rooms. Ceiling fans, gas cooking range gas burners shall be provided in the Kitchen. The aforesaid rent includes rent for these fixtures and the lessor shall not claim rent separately for the same.
- iii. The lessor shall have the said premised white washed and repaired every year at this own cost. Distemping shall be done once every two years. If he/she does not do so, the work will be carried out at his cost by FGEI (C/G) Dte after 30 days notice. The charge shall be met from the reserve money referred to at Para-4. In case of any of any dispute between the lessor and lessee over the

expenditure of repair incurred by the FGEI (C/G) Directorate, Rawalpindi Cantt on the behalf of the owner.

vi. The lessor shall take over peaceful possession of the said premises after the expiry of the lease period if it is desired by the Govt, if the lessor fail to take over the premises, the Govt Chowkidar will be posted in the premises at his own cost.

6. The lessee do hereby covenant with the lessor as follows: -

- i. The lessee shall not carry out any alterations or additions to premises or demolish any part there of without the consent of the lessor in writing, except non structural repairs these to including minor repairs to sanitary, water and electrical installations which shall be the responsibility of the lessee.
- ii. The lessee shall be responsible for charges and consumption of electricity Sui Gas, water and conservancy charges during the subsistence of lease.
- iii. The lessee shall be responsible for charges and consumption of the said premises after the expiry of the lease period in the original condition as far as possible and subject to normal wear and tear.

7. And is also hereby covenanted between the lessor and lessee as follows: -

- i. Whenever the said premises or any essential part there of is destroyed or damaged by fire earthquake, war civil disturbance or any other natural calamity or due to faulty constructions so as to make it unfit for further tenancy, the lease shall stand terminated at once.
- ii. The opinion of the lessee that the premises or part there of have become unfit for further tenancy, shall be final.
- iii. If for the reasons stated in sub-para (i) the premises are partially damaged, the lease shall be terminable on the part of the lessee by 30 days notice.
- iv. FGEI(C/G) Dte may terminate a lease agreement in public interest due to charge in Govt. Policy by giving 30 days notice to the owner.

No rent shall be payable to the lessor from the date of such termination of the lease and lessor shall refund to the lessee the unadjusted portion of the advance rent paid.

8. THE LESSEE as0 well as the lessor do hereby irrevocably commit themselves not to dispute or raise any objection to the agreed amount of rent and the terms and conditions of this lease through the lease period.

9. IN WITNESS WHEREOF THE lessor and the lease have executed this indenture of and here in to subscribe there names and set their respective seal as the date first above written.

(iii) CONSENT OF THE OWNER (THIS IS NOT REQUIRED IN CASE OF SELF HIRING)

RENT DEMAND

I Mr./Mrs./Miss _____

Owner of House/Flat No. _____

do hereby given my consent to rent out my house to Mr./Mrs./Miss _____

through FGEI (C/G) Directorate, Rawalpindi Cantt at a monthly rent of Rs _____ with _____ Years advance rent.

FOR AND ON BEHALF OF

WITNESSES

1. _____

DEI _____

ADDRESS: _____

2. _____

ADDRESS: _____

OWNER _____
LESSOR

ADDRESS: _____
