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for the purpose of repairing renovating or rebuilding the existing structure or structures standing on the said land.

- n. Not to do or suffer any thing to be done on the said land which may cause damage nuisance annoyance or inconvenience to the occupiers of the adjacent premises or to the Authority or to the neighborhood;
- o. To insure at its own cost against the loss or damage of whatever nature caused by fire all the structure or structure erected on the demised premises for full value and to continue the risk covered by the insurance throughout the lease period and to produce on request all the policies and receipts to the Executive engineer / Estate Managers of the Authority or any other representative of the Authority and to apply the insurance moneys for repairing and / or reconstructing the structure affected or destroyed;
3. The Authority hereby covenants with the lessee that on the lessee paying the rents hereby reserved and observing and complying with the duties and obligations of the lessee herein contained the lessee shall peacefully hold and enjoy the said land during the said term without any unlawful interruption by the Authority or any reasons claiming through or und the Authority.;

4. It is hereby agreed and declared that any monies sums dues and other charges payable by the lessee under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the lessee in the same manner as arrears of land revenue as provided in sections 87 and 100 of the said Act as amended from time to time provided always that this clause shall not affect other rights powers and remedies of the Authority in this behalf.

5. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues if any to be paid by the lessee shall be in arrears for sixty days after becoming payable whether formally demanded or not, if the lessee fails to observe any of the terms / conditions or covenants stipulates herein then and in any of the said event it shall be lawful for the Authority at any time thereafter by giving ninety days notice to terminate the lease forth with and there upon re-enter upon and take possession of the said land and all building erections fixtures materials plants chattels and effects thereon and to hold and dispose of the same as the property of the Authority as if this lease had not been entered into and without making to the lessee any compensation or allowances for the same. It is hereby further agreed that the rights given by this clause shall be without prejudice to any other right of action of the Authority in respect of any breach of the covenants herein contained by the lessee and it shall be lawful for the Authority to remove the lessee and all other persons in or upon the said land or any part thereof and its effects there from without being in any way liable to any suit action indictment or other proceedings for trespass damage 11(?) otherwise provided that if the lessee complied with the requirements of the aforesaid notice within the period stipulated in such notice or within such extended period as the

TULIP CO-OP HSG SOCIETY LTD

Chairman Secretary Treasurer



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