**MODIFICATION OF EXISTING LEASE DEED**

THIS SUPPLEMENTARY DEED OF LEASE is made the \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 20 \_\_\_\_\_\_\_\_,

 BETWEEN ……………………................................... …..., (hereinafter called the Landlord) of the one part

 AND

……………………………………………………………………………. (hereinafter called the Tenant) of the other part.

WHEREAS the abovenamed Landlord and Tenant had entered into a Lease, dated \_\_\_\_\_\_\_\_, (hereinafter called the Original Lease) in respect of the property consisting of a dwelling house known under the name and style of Ivy Cottage, situate at No\_\_\_\_\_\_\_\_\_\_\_\_\_ on the \_\_\_\_\_\_\_\_ Road, in the city of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

AND WHEREAS the said cottage was not fitted with electricity and the property had no garage;

AND WHEREAS the Landlord has at the earnest request of the Tenant built a garage and got the electricity fitted in the premises;

AND WHEREAS the cost of such additional facilities amount to Rs.\_\_\_\_\_;

AND WHEREAS the Tenant in consideration of the said facilities is agreeable to pay enhanced rent.

NOW THEREFORE THIS SUPPLEMENTARY DEED OF LEASE WITNESSES as follows:

1. That the Tenant shall in consideration of the exclusive use of the garage and the added facility of electric installation, pay a rental of Rupees \_\_\_\_\_\_\_\_ per month instead of the old rent of Rs \_\_\_\_\_\_\_ as from the 1st of. \_\_\_\_\_\_\_\_, 20 \_\_\_\_\_\_\_\_

2. That the Tenant shall pay for electricity consumed direct to the Supply Company and shall on expiry or earlier determination of the original lease intimate to the said Supply Company to transfer the Tenancy of the electric connection to the Landlord or his nominee and shall hand over all receipts and relevant papers to the Landlord or his nominee.

3. That the rest of the covenants contained in the original lease continue to govern the relation of the Landlord and Tenant.

IN WITNESS whereof the parties have hereto signed at \_\_\_\_\_\_ the day and the year first abovementioned.

Sd. AA.

Witness:

Lessor.

Sd. BB. Lessee.