**PERPETUAL LEASE OF LAND**

THIS LEASE made on the \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 20 \_\_\_\_\_\_\_\_

BETWEEN ………………………………………………………………….. (hereinafter called the Lessor) of the one part AND …………………………………………………………………..……... (hereinafter called the Lessee) of the other part,

WITNESSES as follows:

1. The Lessor hereby demises to the Lessee All That plot of land described in the Schedule hereto and delineated on the plan annexed hereto and thereon shown with its boundaries coloured red To Hold the said premises from the date of this deed in perpetuity Paying thereof the yearly rent of Rs \_\_\_\_\_\_\_\_ on the \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_ in each year.

2. The Lessee hereby covenants with the Lessor as follows:

(i) That he will pay the rent hereby reserved on the date hereinbefore mentioned.   
  
(ii) That he will pay all rates, taxes and charges which are now payable or may hereafter be payable in respect of the said premises:

3. Provable always that whenever any part of the rent hereby reserved shall be in arrears for one month the Lessor may re-enter on the demised land and determine this lease.

4. Interpretation clause. That wherever such an interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the expression the Lessor hereinbefore used shall include the owner for the time being of the Lessor interest in the demised premises and the expression the Lesseehereinbefore used shall include his heirs, executors, administrators and permitted assigns.

IN WITNESS WHEREOF the parties hereto have hereunder signed this deed on the dates mentioned against their respective signatures.

Sd.   
  
Lessor.   
  
Sd.   
  
Lessee.