

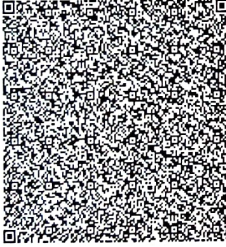


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA80718910313527N
Certificate Issued Date : 24-Jun-2015 10:48 AM
Account Reference : NONACC (FI)/ kacrsf108/ HEBBAL/ KA-MY
Unique Doc. Reference : SUBIN-KAKACRSFL0810699522295823N
Purchased by : NITHYANANDA M R
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : NITHYANANDA M R
Second Party : J S S COLLEGE OF PHARMACY
Stamp Duty Paid By : NITHYANANDA M R
Stamp Duty Amount(Rs.) : 50
(Fifty only)



LICENSE DEED

Please write or type below this line.

Licensor & Licensee:-

This deed of license is entered on 17th August 2015 between the **PRINCIPAL, JSS College Of Pharmacy, Sri Shivarathreeshwara Nagar, Mysore-570 015** represented by the **Registrar, JSS University, JSS Medical Institutions Campus, Mysore** of hereinafter called the **LICENSOR on the One Part.**

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

And

Sri. M R Nithyananda, S/o. C Raju, aged about 26 years, residing at # 28, 8th Main, 11th Cross, Hebbal 1st Stage, Mysuru-16, hereinafter called the LICENSEE on Other Part (which term wherever the context so admits shall mean and include his heirs, legal representatives, successors, executors, administrators and assignee), witnesses as follows:

Whereas, the licensor is the absolute owner of the scheduled premises located within the licensor's campus more particularly mentioned and described in the schedule. And whereas the licensee, who is a qualified Tennis Coach, having skill, talent and experience in the field of Lawn tennis, desirous of propagating his talent, skill and experience amongst youngsters who are Tennis enthusiasts, approached the licensor for grant of lease of the scheduled premises for the purpose of utilizing the existing tennis court at the scheduled premises; and whereas, the licensor has agreed to grant the said premises on lease / rent as per the request of the licensee.

Now therefore, in consideration of the rent reserved therein, the licensor hereby grants lease of the scheduled premises to the licensee under the following terms and conditions:

- a) The lease shall come into existence w.e.f. 17th August 2015 thereby the licensee will be in possession of the scheduled premises on that day.
- b) The lease will be initially for a period of ONE year from 5th August 2015 and the parties hereto may by mutual consent renew the lease agreement for a further period mutually agreed upon.
- c) The Licensee has agreed to provide the required materials for coaching like
 - a. bulk of official tennis balls,
 - b. Net
 - c. advertisement materials if any (to fix sign board in a suitable place of the scheduled premises only on mutual consent).
- d) The regular maintenance of tennis courts shall be taken up by the coach periodically at his own cost and he shall engage necessary personnel to execute such works. He shall also be responsible for the payment of salary to the employees engaged by him. There shall not be any responsibility to the licensor with regard to the employees engaged by the licensee.

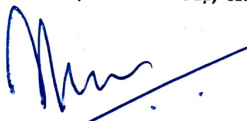
- e) The licensee shall pay a nominal rent of Rs. 15,000/- per annum while executing the agreement and if flood lights are used on such occasions, he shall pay Rs. 10,000/- additionally for the extended facilities.
- f) The licensee shall be responsible for the management and maintenance of the scheduled properties and also the additional properties / equipment provided by him.
- g) The licensee shall meet the electricity and water charges based on the utilization at actuals used for the maintenance of property.
- h) The licensee shall ensure that, the properties are not used for any other purpose except for tennis coaching and for holding tennis tournaments. Further, he shall not encourage and allow any anti social elements to enter the premises by keeping appropriate vigil.
- i) The licensee shall not assign his interest in the said premises under these precincts and shall not part with the possession of the same or any part thereof to any person without the consent in writing to the licensor.
- j) The licensee and his authorized representative shall be in charge of coaching the youngsters.
- k) The licensee is permitted to fix and collect the fee of **Rs. 6,000/-** per candidate for a period of six months and may have a maximum of 20 students per batch. However, in respect of the students and members of the staff of JSS University & its Constituent Colleges he shall extend 25% concession in fee collection.
- l) The licensee shall keep the court reserved for the students and members of the staff of the JSS University & its Constituent Colleges as and when required and they shall not be deprived of any opportunity to use the ground at any point of time and shall be made available for use when the university / college organizes tournament and selection.
- m) The building plan, court plan etc., shall be approved by the licensor before the work is executed by the licensee.
- n) Any addition, alteration of the terms and conditions of this agreement shall be by mutual consent and shall become part of this agreement.
- o) The licensor and licensee hereby agree to take up such steps, which are necessary to grant full and final effect to this agreement.
- p) The licensor and licensee hereby agree for termination of this contract with ONE month notice by either party during the contract period

- q) It is agreed that, after expiry of the period of lease, the licensee shall hand over the properties along with the additions and installation done by him to the licensor without claim or any compensation or damages whatsoever in as is where is condition. In case of any major damage to the property, the licensee shall get it rectified at his own cost before handing over the premises.
- r) The Vice Chancellor, JSS University, Mysore shall be the sole arbitrator in case of any dispute during the period of contract and his decision is final in all matters of the contract.

SCHEDULE

| | | |
|--------------|---|----------------|
| Area Measure | - | 60 ft x 110 ft |
| North South | - | 110ft |
| East West | - | 60ft |
| South | - | College Garden |
| North | - | Compound |
| East | - | Boys Hostel |
| West | - | Canteen |

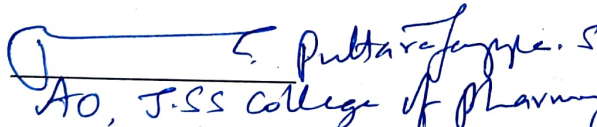
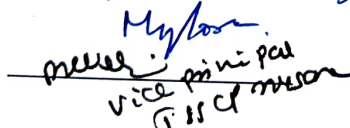
In witness, where off, the parties have signed this agreement at Mysore on 17-08-2015


LICENSOR

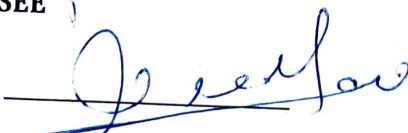

LICENSEE

WITNESSES

LICENSOR

1. 
 AO, J.S.S college of Pharmacy,
 Mysore.
2. 
 vice principal
 J.S.S of Mysore

LICENSEE

1. 
2. 