

TUENBUNG

DEED OF LEASE

1. This Deed of Lease is made on 11<sup>th</sup> February day of 2002 between Governor of Nagaland represented by the Deputy Commissioner, Tuensang (hereinafter called "the Lessor") and Government of India represented by Dist. Manager, P.C. (Head/proprietor of private Agencies) (Hereinafter called "Lease") on the terms and conditions here in below set forth:-

2. That is consideration of sum of Rs 48,160/- (Rupees forty eight thousand and 160/-) only paid as premium by the lease to the lessor (th receipt where of the lessor hereby acknowledges) and in consideration of the payment of rent as may be prescribed from time to time, the lessor hereby conveys by way of lease the plot of land measuring about 11.966 acres of land situated near/in 3<sup>rd</sup> Rd. N.A.P. Tuensang village morefully described in the schedule herewith and for greater clearance delineated on the plan annexed here to and thereon shown with its boundaries colowred red together with all easement and all right appurtenant there TO HOLD the premises on lease from the 21<sup>st</sup> day of June 1986 for a terms of 50 years.

3. The lessee or his successors shall be entittled to occupy the said piece of land, and possession where of has been delivered to him. He shall entittled to its use in such manner as he thinks fit and may erect structures or build thereon and may demolish or re-erect the same and with leverty and power to the lessee to dig or make pits, water ways or air ways to bring on the land and install all kinds of necessary machinery, construct residential quarters, workshop, make roads and passage and with liberty to use the demised land in such ways as may be necessary to carry out the purposes of the lease.

4. The lessee shall be bound to pay a sum of Rs 200/- (Rupees Two hundred) only per acre per year for the entire plot as annual lease fee which shall be payable on or before the 31st January of each year and in default thereof the lessee or his successor-in-interest thereto as the case may be, shall be liable to pay any arrears of said fee so due to the lessor as if the same were debt due personally by the lessee as the case may be, to the lessor or his successor-in-interest or assigness.

