**THIS LEASE** made the day of BETWEEN RAJPATTIE RAMGOOLIE of Opp.Lp# 227, Algoo Trace, Las Lomas #1, Chin Chin, Cunupia, ( hereinafter called the Landlord which expression shall where the context so admits include the person for the time being entitled to the reversion immediately expectant on the determination of the term hereby created) of the one part and SWARSATEE GEETA BISSRAM of Unit #5 Hill view Court, Paradise Gardens, Tacarigua ( hereinafter called the Tenant which expression shall where the context so admits include its successors in title of the other part.

**WITNESSTH** as follows:

1. In consideration of the expense to be incurred by the Tenant in the Development of the Premises described in the Schedule and the payment of the premium of Six hundred and Thirty thousand Dollars ( $630,000) the Land Lord hereby **DEMISES**  unto the tenant all that piece of land situate at Lower Caroni described in the First Schedule **TO HOLD** the same unto the tenant from the date of this lease for the term of Nine hundred and ninety nine years paying therefor during the first year of the said term the rent of one dollar ($1) and thereafter the yearly rent of one dollar ($1).
2. The Tenant hereby convenants with the Landlord as follows:
   1. To pay the said reserved rents on the day and in the manner aforesaid.
   2. To pay all existing and future rates, taxes assessments and outgoings now or hereinafter imposed or charged upon the demised premises or any part thereof or on the landlord or tenant in respect thereof respectively.
   3. In developing the land the works to conform to the provisions of any statute or order applicable thereto and to the byelaws and regulations of the local authority having authority in that behalf in the district where the demised premises are situate and to the conditions whereon planning approval has been obtained in respect of such works and to pay and keep the landlord indemnified against all claims for the fees charges fines penalties and other payments whatsoever which may become payable to or be demanded by the said authority or by any statutory undertaker or by the State.
   4. Not to sell or dispose any minerals and other rights belonging to the Crown or permit the same to be sold or disposed.
   5. Not to build or permit or suffer to built or erected any building in the demised premises except in accordance with the plans from the local or other authorities.
3. The Landlord hereby covenants with the tenant that
   1. She shall consent to the assignments or sub lease of the lease.
   2. The tenant paying the rent hereinbefore reserved and performing and observing the covenants conditions and agreements on the part of the tenant hereinbefore contained shall peaceably hold and enjoy the demised premises for the term hereby granted without any interrupting by the Landlord or any person claiming through under or in trust for him./

**SIGNED** by the within named \*

**RAJPATTIE RAMGOOLIE** as \*

and for her act and deed \*

in the presence of:- \*

\*

\*

**SIGNED** by the within named \*

**SWARSATEE GEETA BISSRAM** as and for \*

her act and deed in the \*

presence of:- \*