

RENTAL PROPOSAL SHAHEEN COMPLEX KARACHI

1. Following is the rental proposal for rental space in Shaheen Complex as desired:-

- (a) **Rent :** _____ Floor (____ sqft) @ **Rs250/-Psqft PM** exclusive of SST and any other taxes imposed by Govt if any.
- (b) **Escalation:** 10% per annum (compounded annually).
- (c) **Payment Mode :** Annually in advance.
- (d) **Security Deposit :** Equal to 03months rent.
- (e) **Lease Period :** 03 years with 10% escalation on compound rent each year (renewable).It is the responsibility of the Lessee to get this Lease Agreement registered with the appropriate authorities and registration fee for this lease and documents shall paid by Lessee. All the amounts due and payable to the Lessor being in full, the Lessor shall extend all cooperation to the Lessee for registering the lease and its renewals.
- (f) **Grace Period :** The rent will be applicable wef the date of handing over of premises to the Lessee.
- (g) **Electricity:** Electricity charges on monthly basis as per separate 03 phase sub-meters installed for this purpose with 10% addl handling charges on Electricity bill.
- (h) **Space for HVAC:** Space for HVAC outer is available. However, Air Conditioning of premises will be the responsibility of the Lessee.
- (i) **Water / Sewerage:** Water Supply from 8 am till 6 pm on all working days (Monday to Saturday) Water Charges determined by the Lessor @ **Rs 5.00** Persqft PM.
- (j) **Standby Power Supply:** Availability of power backup during working hours is available, however requirement beyond working hours is on the request of client. However space available on rent for placement of clients own Genset in the basement.
- (k) **Termination:** Lease Agreement can be terminated by either Party without any cause on giving a sixty **(60)** days advance notice and the Lessee shall hand over vacant possession of the Demised Premises to the Lessor on or before the expiry of sixty **(60)** days notice. Except that no such notice shall be required at the expiry of the Lease Period. If the Lessee is unable to hand over the vacant possession of the Demised Premises to the Lessor within sixty **(60)** days of serving the notice, then advance notice will be considered invalid and the contract will revert back again till the expiry of the lease period.
- (l) **NOC for Renovation:** NOC is to be obtained from building consultant after fulfill their requirement by Tenants.
- (m) **Parking:** As per the rule on reserved parking, parking will be provided for 01 car per 2000 sqft rental area. Private charged parking is also available at open parking behind SCK for Car and Motorcycles, both with preference to Shaheen Complex Clients on nominal charges.
- (n) **Sign Board:** The Lessee may place its signboards, nameplates and logos at the entrance of the Demised Premises but not in or around the Building or its structure without the prior written consent of the Lessor. For placing of signage at ground / 1st floor at outside walls of Complex building prior permission must be sought from lessor regarding the specific dimensions of sign boards @ **Rs 500.00 Per sqft PM**.
- (o) **Space for Genset:** As per the requirement a space ____ sqft for placing of Genset if available in the basement or open area @ **Rs 200.00 Psqft PM**.
- (p) **Property Documents:** Shaheen Complex Karachi is a building owned by Shaheen Foundation PAF working under the Ministry of Defence. However authority letter alongwith CNIC photocopy will be provided at the time of signing of lease agreement.