

SPECIAL POWER OF ATTORNEY

Know All Men By These Presents That I, _____ son of _____,
resident of _____,
holding NIC No. _____ do hereby appoint, make and constitute

S/O _____
resident of _____,
NIC No. _____, as my Special Attorney to act in my name
and on my behalf to the extent of power hereby given.

Whereas I am the lawful owner of _____,
and I want to let out the above said premises to any body and whereas I am unable to let
out the above said premises. I hereby appoint my above named attorney and authorize her
to let out the above said premises to any other person(s)/agency, to make rent
agreement(s) with the tenant/tenants and to receive the payment of the rent, rent token
amount to issue the receipts of rent, to appear before the officials, to fulfill all the
conditions of the rent agreement(s), to issue NOC for installation of telephone, to take the
requisite steps for ejection, if necessary, to appoint any Advocate, to accept service of
summons, notice or writ issued by any court or Authority against me in respect of the
said premises, to file or defend all sorts of cases or suits in concerned court of law and
pursue all such matters in all respect and to appear before the Authority/Authorities
wherever my presence is required and to sign wherever my signatures are required for the
purpose aforesaid and to do all acts, deeds and things which are necessary for the
purposes mentioned above.

I do hereby undertake to ratify and confirm all acts, deeds and things lawfully done or
caused to be done by my said attorney by virtue of the power hereby given and all such
acts, deeds, and things, shall be deemed and constructed to have been done or caused to
be done by me personally.

In Witness whereof I have set my hand to this deed on this 27th day of August, 2026.

EXECUTANT _____
Mr.
NIC No.

WITNESSES:

1. _____ 2. _____

LEASE AGREEMENT

This Lease Agreement is made at Islamabad on this ____ day of ____, 2026, between

_____, holding CNIC No. _____,
(hereinafter called the LESSOR) of the one part,

AND

_____, holding CNIC No. _____,
(hereinafter called the LESSEE) of the other part, whereby agreed as under:

WHEREAS the Lessor is absolute owner of _____,
and has agreed to let out the said premises to the Lessee and the Lessee has also agreed to take this lease
on the following terms and conditions.

THAT the period of this lease has been fixed for two (2) years, with effect from
_____ to _____.

THAT the monthly rent of the said premises has been fixed at Rs. __,000/- (Rupees _____ thousand
_____ hundred only) and after the expiry of every one year the rent will automatically be
increased by ____ percent.

THAT the Lessor has received a sum of Rs. __,000/- (Rupees _____ thousand
hundred only) from the Lessee, as first one year / six months / three months rent in advance.

THAT the Lessor has also received a sum of Rs. __,000/- (Rupees _____ thousand
hundred only) as a security money, which will be refundable at the time of vacation, after clearance of all
the dues.

THAT after the expiry of two (2) years, a fresh agreement shall be made between the parties by mutual
understanding, after increasing the rent at the rate of _____ percent / on new terms and conditions. In
case of breach, the Lessee shall vacate the said premises and possession should be handed over to the
Lessor accordingly in same condition.

THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

1. THAT the Lessee shall enjoy quiet and peaceful possession of the premises leased without
disturbances by the Lessor or any assignee.
2. THAT the Lessor shall pay all taxes and other charges existing or to be assessed against the
leased premises, except future water, telephone, electricity and gas consumption charges, which
shall be paid by the Lessee.
3. THAT if the Lessor wants to get vacated the said premises, then the Lessor will serve one
month's notice to the Lessee. Whenever the such notice is received by Lessee he/she/they is/are
bound to vacate the lease premises after expiry of one month without any hesitation. Moreover
Lessee shall not file any kind of suit for permanent or temporary injunction in any court of law
against his/her/their ejectment on receipt of such notice.

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THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:

1. THAT after the expiry of first one year / _____ months the Lessee shall pay the rent on monthly / quarterly / half yearly / yearly basis in advance till 10th day of every month / first month of every new period of rent to the Lessor regularly. In case of non-payment of the rent monthly / quarterly / half yearly / yearly basis in advance till 10th day of every month / first month of every new period of rent by the Lessee to the Lessor, the Lessee shall be considered defaulter and liable for ejection.
2. THAT during the period of Lease, the Lessee shall pay the charges of electricity, gas, water and telephone of the said premises. The Lessee will be responsible to show the receipts of paid bills of electricity, water, gas and telephone to the Lessor after every three months.
3. THAT not to demolish or damage the premises or remove any installation during the said period of lease, nor shall the Lessee without the prior consent of the Lessor, make any structural alterations or additions to the premises.
4. THAT to permit the Lessor or his/her/their/its agent to inspect the premises at any reasonable time of the day on prior notice.
5. THAT to keep and maintain the premises in good order and condition, to look after the premises with responsible care and caution and be responsible for any damage caused by the Lessee or his/her/their/its servants, except that due to wear and tear.
6. THAT to carry out all minor repairs to the premises, its fixtures, fittings and electrical installations.
7. THAT not to assign or sublet the premises without the written consent of the Lessor. The Lessee is not allowed to give the said premises or any part thereof to anybody else, against any goodwill/pagri.
8. THAT if the Lessee wishes to vacate the said premises, then the Lessee will serve one month's notice to the Lessor.
9. THAT not to conduct activity in violation of Laws of Pakistan.
10. THAT in case the Lessor wants to dispose off/sell the said premises, the Lessee will have no objection to this deal with any party as selected by the Lessor and that the Lessee will have no objection to execute fresh lease agreement with the new Lessor on the same terms and conditions for the remaining period of the lease.
11. That the Lessee will not conduct any sort of activities in the said premises which are harmful to the building or objectionable to any Government Department and Authority or dangerous to the peace of the locality and if the Lessee exercises such unlawful act, then the Lessor will not be responsible for that.

THAT in case any of the above mentioned clauses are violated by the Lessee, the Lessor shall have the full right to put an end to this agreement and ask the Lessee to vacate the premises and in this case the Lessee will be responsible to hand over its peaceful possession to the Lessor within fifteen days.

IN WITNESS WHEREOF, both the parties have set their respective hands to this deed on the day, month and year first mentioned above, in the presence of the witnesses.

LESSEE _____
Mr.
CNIC No.

LESSOR _____
Mr.
CNIC No.

WITNESSES:

1. _____

2. _____