



SUPPLEMENTARY AGREEMENT

This Supplementary Agreement is made and executed at Secunderabad on this the 11th day of October, 2018 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri. Ashish Modi, S/o. Late Shri. Pramod Chandra Modi, aged about 49 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003, herein after referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Modi Properties Pvt. Ltd., (formerly known as Modi Properties & Investments Pvt. Ltd.) a company incorporated on 28th June 1994, under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Shri. Soham Modi, S/o. Late Shri. Satish Modi, aged 48 years, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

- A. Whereas the LESSEE has entered a Lease Agreement with the LESSOR on 26th Mar, 2016 for about 3000 sq ft of the office space in the building known as Soham Mansion bearing No. 5-4-187/3 & 4, situated at Soham Mansion, M.G. Road, Secunderabad, on the terms and conditions contained therein.
- B. In the said lease agreement the LESSOR has restricted the LESSEE from subletting any portion of the leased premises. The LESSEE has requested the LESSOR to permit and allow its associate / subsidiary firms / companies to operate from the leased premises. The LESSOR has agreed to the LESSEE's request.

In continuation of the above referred Lease Agreement the LESSOR and the LESSEE hereby covenants as under.

1. The LESSEE shall be permitted to use and / or sub-let a portion of the premises admeasuring about 200 sft office space to **M/s. MODI REALTY MURAHARIPALLY LLP** a registered Partnership firm, as its office.

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For M. C. Modi Educational Trust


Trustee

For MODI PROPERTIES PVT. LTD.


Managing Director

2. The LESSEE shall not be required to pay any additional rent to the LESSOR apart from the rent specified in the lease agreement dated 26th Mar, 2016. The lease shall be for a period of four years and to be renewed on 01st April, 2021.
3. The other terms and conditions of Lease agreement dated 26th Mar, 2016 shall continue to be inforce.

In witness whereof the LESSEE and the LESSOR have signed this supplementary agreement on the date and at the place mentioned above, in the presence of the following witnesses:

WITNESSES:

1. *G Jaikumar Jain*

2.

For MODI PROPERTIES PVT. LTD:

[Signature]
LESSEE

Managing Director

For M. C. Modi Educational Trust

[Signature]
LESSOR

Trustee