

## LEASE DEED

THIS INSTRUMENT of LEASE made at Secunderabad this 1st day of July 1964 BETWEEN M/s. MODI BUILDERS, a Partnership firm, registered under the Indian Partnership Act, 1932 and having their office at 5-4-187/5, S.M.Modi Commercial Complex, N.G.Road, Kumbala Maidan, Secunderabad-500 003 represented by its Partner Shri.Satish M.Modi, hereinafter referred to as 'the Lessors' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners constituting the said firm of Messrs. Modi Builders, their heirs, Executors, administrators and assigns) of the One Part A.M.B. KILLICK HINDS LIMITED, a company incorporated under the Indian Companies Act, 1913 and having their registered Office at Killick House, Charanjit Rai Marg, Bombay-400 001, and a Branch Office, amongst other places at 335, III Floor, Chankalak, 117, Sarojinidevi Road, Secunderabad - 500 003 (Andhra Pradesh) hereinafter referred to as 'The Lessee' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successors and assigns) of the Other Part.

WHEREAS the Lessors are the Owners of an area of 2,220 Sq.Ft on the Ground Floor of the building situated at 13/2, Kumbalpara, Secunderabad described in the Schedule hereunder written hereinafter referred to as 'the said premises'.

.. 2 ..

*P. Anand Kumar*  
*Satish Modi*

**AND WHEREAS** the lessees being in need of the said premises measuring 2,220 Sq.Ft. has requested the Lessors to grant to them a lease of the said premises for use as a Godown for a period of 10 (ten) years commencing from 1st July 1964 at a monthly rent of Rs.6,050/- (Rupees Six Thousand Fifty only) with a renewal option to the Lessee for a further period of 5 (five) years as hereinafter provided.

**AND WHEREAS** the Lessors have agreed to grant to the lessees the Lease of the said premises as aforesaid on the terms and conditions agreed between the parties hereto

**THEY THIS INSTRUMENT WHEREWITH** as follows:

1. In consideration of the monthly rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the lessees to be paid observed and performed the Lessors do hereby demise unto the lessees a the said premises situated at 13/2, Kasseelpura, Secunderabad containing by measuring 2,220 Sq.Ft for use as a period of 10 (ten) years commencing from the 1st day of July 1964, at a monthly rent of Rs.6,050/-

2. **THE LESSEES DOETH HEREBY COVENANT WITH THE LESSORS** as follows:

- a. To pay the monthly rent of Rs.6,050/- to the Lessors or their authorized agent on or before the 5th day of each month in advance;
- b. To bear and pay the electricity charges in respect of the said premises.
- c. To use the said premises for the purpose of their godown.
- d. To permit the Lessors and their servants and agents at all reasonable times to enter upon the said premises for the purposes of inspection and examination of the state and condition of the said premises.

3. **THE LESSORS, TO THE INTENT THAT OBLIGATIONS HEREIN CONTAINED MAY CONTINUE THROUGHOUT THE TERM HEREBY GRANTED DO HEREBY COVENANT WITH THE LESSEES** as follows:

- a. To pay all rents, rates, taxes, cesses, which may be levied or payable in respect of the said premises to the Government, Municipal or other public body or local authority.
- b. That the Lessees paying the monthly rent hereby reserved and observing and performing the aforesaid covenants and conditions on the part of the Lessees herein contained shall quietly and peacefully use and occupy the said premises during the period of the lease hereby granted.

*Sahab Moh*

*P. A. Mohan Kumar*

or by any person lawfully or rightfully claiming by from under or in trust for the Lessors or otherwise howsoever.

- c. To permit the Lessees to place their name board at the appropriate place on the said premises.
- d. To grant to the Lessees ~~renewal~~ of the lease of the said premises for a further period of 10 (ten) years only on the expiry of the term hereby granted at 50 (fifty) per cent increase in rent.

4. The lessees shall comply with the relevant provisions of law relating to the use of the said premises as also comply with the terms conditions stipulations and covenants contained therein. In case of any non-compliance thereof the lessors shall be entitled to terminate the lease, after giving to the lessees six months notice in writing to remedy the breach complained of and on the lessees failure to remedy the breach within the period of two months.

**SCHEDULE OF PROPERTY**

Godown area 2,220 Sq.Ft of ground floor is situated in 13/2, Mastapuram Secunderabad bounded on the

- NORTH BY : Premises occupied by Allied Sales Corporation
- SOUTH BY : Road
- EAST BY : Road
- WEST BY : Staircase

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on this document and plans on this day and year first hereinabove written.

SIGNED SEALED and DELIVERED by the within named LESSORS M/s. MODI BUILDERS by the hand of its Partner Shri. SATISH MODI in presence of --

- 1.
- 2.

SIGNED SEALED and DELIVERED for and on behalf of the within named LESSEES KILICK KISHI LIMITED by the hand of its Constituted Attorney Mr. P. ANAND KUMAR in the presence of --

- 1.
- 2.

*Satish modi*

*P. Anand Kumar*