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Sold To

Solomon

By

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For

Prakash Parcel

Service Pvt. Ltd.

F. RAMA SUBRAMMA

WITNESSES FOR

12.03.1995

THE 1000 OLO BHOIGUDA,
SECUNDERABAD-A. P.

LEASE AGREEMENT

This Indenture of Lease made at Secunderabad this the 27th day of March, 1995 between

S.M. Modi HUF with Son Soham represented by its Estate Managing Firm M/s. Modi Builders, 5-4-187/3 & 4, 2nd Floor, M.G. Road, Secunderabad - 500 003, in the hands of Shri Soham Modi G.P.A. Holder of Shri Satish Modi hereinafter referred to as the LESSOR (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include the partners constituting the said firm of S.M. Modi Huf with Son Soham their principle heirs, executors, administrators and assigns on the One Part.

AND

M/s. Prakash Parcel Services Pvt. Ltd., having its Head Office at No. 36, Richmond Road, Bangalore - 560 025, represented by Mr.G.S. Raju, S/o. Mr.G.N. Raju, aged about 42 years hereinafter referred to as the LESSEE (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include their successors and assigns) of the Other Part.

:1:
Soham Modi

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Raju

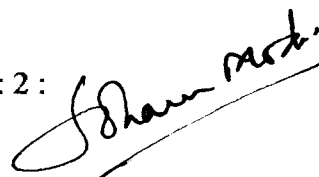
WHEREAS the LESSOR are authorized to give on lease godown more particularly described in Schedule hereinafter.

WHEREAS the LESSEE has approached the LESSOR to take the godown referred to above on lease for period of three years commencing from 01/11/1994 more specifically described in the schedule hereinafter on a monthly rent of Rs. 6,798/- (Rupees Six thousand seven hundred and ninty eight only) and whereas the LESSOR agrees to do so subject to the terms and conditions set out hereunder :

NOW THIS DEED OF LEASE WITNESSETH :

1. This lease shall be effective from 1st November, 1994 to 31st October, 1997.
2. The LESSEE shall pay a sum of Rs. 6,798/- (Rupees Six thousand seven hundred and ninty eight only) per month payable in advance on or before 5th of each calendar month. Property tax to be borne by the LESSEE and the tax challan/receipt Xerox copy should be submitted to the LESSOR.
3. The LESSEE paying the rent hereby reserved regularly every month and performing all covenants on its part herein contained the LESSOR hereby grants to the LESSEE of the godown (more fully described in the schedule attached hereto) from 1st November, 1994 and the LESSEE shall peacefully hold and enjoy the demised premises during the said term without any interruption whatsoever by the LESSOR or its agents or any persons lawfully claiming under or in trust for the LESSOR.
4. The LESSEE has agreed to paid an amount of Rs. 32625/- (Rupees Thirty two thousand six hundred and twenty five only) towards interest free rent deposit.
5. **THE LESSEE FURTHER CONVENANTS WITH THE LESSOR AS FOLLOWS**
 - (a) The LESSEE shall have the right to carry out certain minor repairs to the demised premises which the LESSEE desired for its own convenience such as repairs to water taps, leaking faucets and other electrical installation etc., but shall not make any structural alterations in the premises. The LESSEE shall bear the expenses of such minor repairs as mentioned herein above without recourse of the LESSOR.
 - (b) To surrender the vacant possession of the godown to the LESSOR in good and tenantable condition subject to reasonable wear and tear.
 - (c) To pay consumption charges of electricity as per the meter reading to the electricity authorities respectively.

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(d) To pay remaining taxes (containing) and condition of the said premises.

- (f) The LESSEE shall have an option to terminate the agreement by giving three months notice in writing, after making a payment of the rent due for the notice period in advance.
6. THE LESSOR CONVENANTS WITH THE LESSEE AS FOLLOWS:
- (a) To maintain the godown in good and tenatable conditions and effect necessary periodical and structural repairs as may be required.
 - (b) To permit the LESSEE to install and to take away from the godown fixtures and fittings and furniture, belonging to the LESSEE.
7. The LESSOR hereby agrees with the LESSEE that on the expiry of the lease, it will be renewed on mutually agreeable terms, for a further period of three years on a 25% increase in the preceding terms rent.

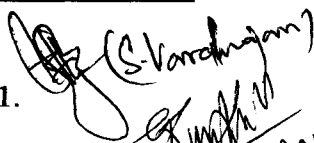
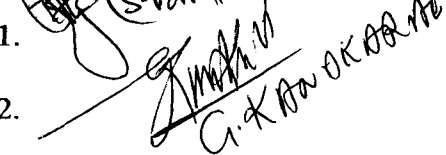
SCHEDULE

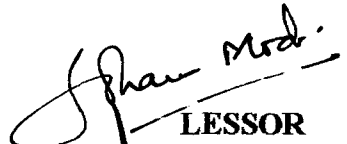
Approximately 1,450 Sq.ft., on ground floor situated at plot No. 8 and 9 bearing cantonment No. 1-20-272/A, Rasoolpura, Secunderabad - 500 003.


NORTH BY	Prakash Parcel Service Pvt. Ltd.
SOUTH BY	Road
EAST BY	ITW Signode Limited.
WEST BY	Road.

IN WITNESSETH WHEREOF the parties hereto, have set and subscribed their respective hands on this document on this the 27th day of March, 1995.

WITNESSES:

- 1.  (S. Varadachari)
- 2.  G. K. Rao


LESSOR


LESSEE
27/3/95