

LEASE AGREEMENT

THIS AGREEMENT OF LEASE entered into this 1st day of April 1965 between M/s. Blue Star Limited, 3-3-65/37/1108 Secunderabad-500 003, having their registered office at Kasturi Building, Janshedji Tata Road, Bombay - 400 020 BR. represented by C.N.Ramalingam, Branch Manager of the Company's Secunderabad branch (hereinafter called the Lessee of the One Part) A N D M/s.Modi Builders a firm of estate managers represented by Shri.Satish Modi M/s.Modi Builders, business man residing at 701/702, Sarita Apartments, Road No.4, Banjara Hills, Hyderabad - 500 034, A.P., (hereinafter called the Lessor of the Other Part which term shall mean and include its principal/successors in business and assigns etc..) witnesseth and declarath as follows ;

*C.N.Ramalingam*

*Satish Modi*

WHEREAS the Lessor is authorized to give on lease the undermentioned property, whereas the Lessee is desirous of occupying the said property for their business purposes in terms of Lease and whereas the Lessor has agreed to let out the property to the Lessee for a period of TEN YEARS from 1-4-1985 to 31-3-1995 for the purpose of storing records and equipments and for the repairs and servicing of the equipment owned by them, it is mutually agreed between the Lessor and the Lessee as follows :

1. The Lease shall be in force for a period of TEN Years from 1-4-1985 to 31-3-1995.
2. The rent payable by the Lessee to the Lessor for the leased out property, shall be Rs.13,500/- (Rupees Thirteen Thousand Five Hundred only) at the rate of Rs.7,500/- towards rent and balance towards taxes and service charges.
3. The Lessee shall pay the rent due for each month and the amount due as aforesaid on or before the 10th day of of the succeeding month to the Lessor or his authorised agent.
4. The tenancy shall be calculated according to the English calendar month.
5. The Lessee has paid to the Lessor a sum of Rs.81,540 (Rupees Eighty One Thousand Five Hundred and Forty only) as advance which amount will be adjusted to monthly rents due for the last six months of the lease period. *There are surrendering the balance amount of Rs. 10,000/-*
6. The Lessee shall permit the Lessor and his servants and agents at all reasonable times to enter upon the said property for the purpose of inspection and examination of the state and condition thereof.

*CA*  
C. K. Malavijani

*S. K. Malavijani*

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7. The Lessee shall bear and pay all the licence fee and other dues and charges payable in respect of their business to Municipal Corporation of Hyderabad, Secunderabad Division and to all other persons and authorities.

8. The Lessee shall also bear and pay all the water charges at Rs.90/- (Rupees Ninety only) per month and electric charges as per separate meter and payable in respect to the said portion of the property leased out to them.

9. The Lessor shall pay all the taxes in respect of the said property to the Cantonment Authorities, Secunderabad Division. The Lessee reserves the right to clear any arrears of tax and to deduct such amounts paid by way of taxes from the monthly rent payable to the Lessor.

10. The Lessee shall be entitled to make any temporary additions and improvements at his cost to suit his convenience in the leased out property with prior permission of the Lessor. The additions so made shall be removed by the Lessee at his cost at the time of vacating the property. The Lessor however shall have the option of purchasing the additions on the valuation agreed upon between both parties at the time of vacating the property by the Lessee.

11. The Lessee shall be entitled to use the property either by themselves, or by their agents or by any of the units of Blue Star Limited, or other concerns under their control and management or their sister concerns. The Lessee will be responsible for the payment of the monthly rent to the Lessor through out the lease period.

12. If the Lessee, due to any Government or Municipal restrictions or due to any other reason decided to discontinue the business during the lease period, the Lessee can surrender to the lease and deliver possession of the property to the Lessor after giving three month's notice.

C. Ramalingam

Sd/- Contd.4...

13. The Lessor further covenants and undertakes to do or cause to be done all such acts and deeds as may be required of his from time to time for more effectively securing the Lessee the rights conveyed to him under this deed of lease.

14. After the expiry of the lease period the Lessee will extend for further period of five years on <sup>above</sup> ~~the~~ agreed terms.

*C. Ramalingam* *Satish Reddy*

**DESCRIPTION OF PROPERTY**

Premises and buildings situated at Plot No. 2, A 9 bearing Cantonment door No. 1-20-272, Ramalguda, Secunderabad-500 005 A.P. All the portion of ground approximate area about 6,800 S.Ft. In Witness whereof both the parties have set their hands hereunder on the day, month and year first above written.

LESSOR :

*Satish Reddy*

For BLUE STAR LTD.,

LESSEE :

*C. Ramalingam*  
C. R. RAMALINGAM,  
Branch Manager.

**WITNESSES:**

1. *[Signature]*  
(*RAJASRAMANIAN*)  
Blue Star Ltd  
Secunderabad

2. *[Signature]*