



S. No. 956. 5/4/99. 36507. L. G. Chimalgi
 Sold to... M.C. Modi Educational Trust. LEEELA G CHIMALGI
 S/o..... STAMP VENDOR
 For Whom: Self - Sec. Licence No: 13/97
 5-4-76, A. Cellular
 Opp: TVS Show Room,
 Ranigunj, SEC'BAD - 3.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 5th day of April 1999 by and between:

Shri. M. C. Modi Educational Trust having its office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the LESSOR (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the ONE PART.

A N D

Shri. Ajay C. Mehta S/o. Shri. C. C. Mehta aged 41 years, Occupation: Chartered Account, residing at Flat No. 203, Chandradhir Apartments, Plot No.8, Avanthi Co-op Society, Balamrai, Secunderabad hereinafter referred to as the LESSEE (which term and expression wherever the context so admits shall mean and include his respective heirs, legal representatives, successors, administrators, executors and assigns) of the OTHER PART witnesseth as follows:

For

The LESSOR is the owner of the property admeasuring 400 Sq. ft of office space on the second floor of the building known as Soham Mansion, bearing premises no. 5-4-187/3 &4, situated at M.G. Road, Secunderabad, more particularly described at the foot of this document. The LESSEE has requested the LESSOR to grant on lease the above mentioned premises and the LESSOR agree to give on lease on the terms and conditions specified as hereunder:

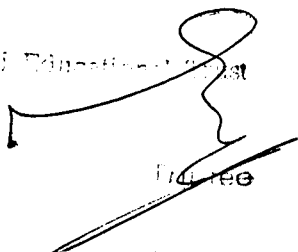
KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease a portion on the second floor of the building of "Soham Mansion", admeasuring 400 sq. ft, more particularly described at the foot of this document on the following terms and conditions:

1. The LESSEE shall pay a rent of Rs. 2,400/- (Rupees Two Thousand Four Hundred only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The Lease shall be for a period of three years, commencing from 1st April 1999. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by either of the parties with an advance notice of six months.
3. The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
4. The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

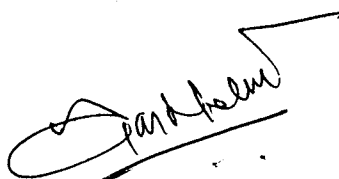
THE LESSEE HEREBY COVENANTS AS UNDER:

1. The LESSEE shall pay the rent regularly for each month on or before the 7th day of the every month in advance to the LESSOR.
2. The LESSEE agrees to pay his proportionate share of maintenance charges to the LESSOR or to any other body/association as directed by the LESSOR, every month.
3. The Lessee shall pay electricity charges to the APSEB as per meter reading.
4. The LESSEE shall keep the demised portion in a neat and habitable condition.

For M.C. Medi Education Trust



114 reg

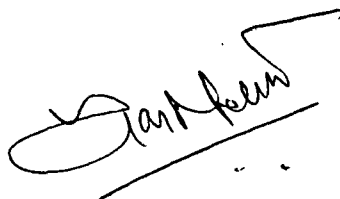
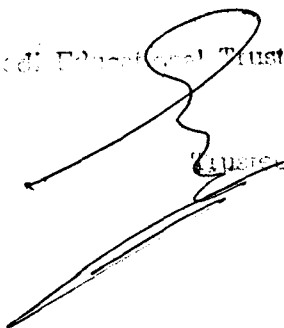


5. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of color wash etc., at its own cost.
6. The **LESSEE** shall utilize the demised portion for his office, but shall not use the said portion for residence or any illegal activity.
7. The **LESSEE** shall not carry out any business related to the sale or consumption or distribution of liquor in the said premises.
8. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
9. The **LESSEE** shall enhance the rent by 8% (eight) compounded at the end of every year.
10. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
11. The **LESSEE** agrees to bear the cost of enhancement, if any, over and above existing power supply.
12. The **LESSEE** agrees to pay any additional consumption deposit or any other charges, that may be levied by the APSEB or any other Government body. However, the **LESSOR** will refund any deposit paid by the **LESSEE** to APSEB to the **LESSEE** at the time of the **LESSEE** vacating and satisfactorily handing over the premises.
13. The **LESSEE** agrees to place his sign board only on the place specified by the **LESSOR**.

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The **LESSOR** agree not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes all the covenants without default as specified above.
2. The **LESSOR** agrees to pay the property tax and other taxes pertaining to the leased floor.
3. The **LESSOR** agree to allow the **LESSEE** to remove the electrical fittings, false ceiling, air conditioning and any other such system that the **LESSEE** has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

For M.C. Medi Educational Trust



DESCRIPTION OF THE DEMISED PORTION

All that a portion on second floor admeasuring 400 Sq.ft, of super built up area of the building known as Soham Mansion, bearing premises no. 5-4-187/3 &4, situated at M. G. Road, Secunderabad, bounded on the:

NORTH BY: Vacant Portion Approx. 500 Sq.ft .
SOUTH BY: Premises occupied by M/s. Patny Controls Pvt Ltd
EAST BY: Staircase & Premises occupied by M/s. Fyrfo & Co
WEST BY: Open Land belongs to Gurudev Siddha Peeth.

IN WITNESS WHEREOF, the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

2.

[Handwritten signatures and names of witnesses]
Y.S.R. ...

[Handwritten signature]
LESSEE

LESSOR

For M.C. Modi Educational Trust
[Handwritten signature]
Trustee