



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 S. No. 309 11/12/2003/110  
 Name... M. C. Modi  
 B/o. M. C. Modi Educational Trust  
 For M. C. Modi Educational Trust

00AA 036108

*M. C. Modi*

11/12/2003  
 Office,  
 Secunderabad  
 Secunderabad.

LEASE AGREEMENT

This Lease Agreement is made and executed on this the 12<sup>th</sup> day of December, 2003 at Secunderabad.

BY AND BETWEEN

Shri. M.C.Modi Educational Trust represented by its Trustee Shri. Pramod Modi, having its registered office at 5-4-187/ 3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003, hereinafter called the “LESSOR”, which expression shall mean and include not only the Lessor but also its trustees, successors-in-office/Trust of the ONE PART:

AND

M/s. Forbes Gokak Ltd, having its registered office at Forbes Building, Charanjit Rai Marg, Mumbai – 400 001, represented by its authorised signatory Mr. Vivek Aiyer, Regional Manager, and having its branch office at Secunderabad, hereinafter called the “LESSEE”, which expression shall mean and include not only the Lessee but also its executors, administrators, of the OTHER PART.

For M. C. Modi Educational Trust

*[Signature]*  
 Trustee

FOR FORBES GOKAK LIMITED

*[Signature]*  
 Authorised Signatory.

**WITNESSETH:**

WHEREAS the Lessor is the absolute owner and possessor of all that premises bearing No. 5-4-187/ 3 & 4/6, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, admeasuring 516 sft of built up area, hereinafter referred to as the said premises, more particularly described in the schedule given below.

WHEREAS the Lessee has requested the Lessor to give on lease the said premises on the following terms and conditions:

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:**

1. In consideration of the rent hereinafter reserved and all the covenants and conditions hereinafter contained on the part of the Lessee's to be paid observed and performed, the Lessor do hereby demise unto the Lessee a portion of the second floor in the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4/6, 2<sup>nd</sup> floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, admeasuring 516 sft of super built up area, more fully described in the schedule hereto, on a monthly rent amounting to Rs. 2,000/- P.M. (Rupees Two Thousand Only) subject to the clause pertaining to enhancement of the rent, commencing from 01.01.2004 to 31.12.09 for a period of 6 years only.
2. The Lessor has delivered the possession of the demised premises to the Lessee to hold and enjoy the quiet possession of the same for a period of 6 years commencing from 01.01.2004 to 31.12.2009.
3. The Lessor/Lessee hereto covenants as follows:
4. That the Lessee shall pay the rent of Rs. 2,000/- P.M., subject to the clause pertaining to enhance the rent, on or before 5<sup>th</sup> of every month as per English Calendar in advance to the Lessor and shall obtain the receipt.
5. The monthly rent payable shall be exclusive of the other charges such as amenity charges, electricity & maintenance charges.
6. The Lessee shall pay the electricity charges promptly as per the bills pertaining to the Lessee directly to the concerned departments. The Lessee shall also pay any additional consumption deposit or any other charges to the concerned department. The Lessee shall enhance the existing electricity power supply at its own cost.
7. The Lessee shall not carry on any trade or business which may be opposed to law.
8. The Lessee shall put signboards only in the place, designed by the Lessor.
9. The Lessee shall not sublet or part with or otherwise transfer or convey or assign their interest in any part and portion of the demised premises to any other person.
10. The Lessee shall not make additions, alterations or structural changes of any kind whatsoever in the demised premises. However, the Lessee is entitled for making temporary partitions as part of interior changes or decorations to suit the business of the Lessee, without damaging the premises at their cost.
11. The Lessee shall keep the demised premises in a neat & clean condition at all times.

For M. C. Modi Educational Trust

Trustee

FOR FORBES GOKAK LIMITED,

Authorised Signatory.

12. The Lessor or her authorized persons shall be entitled to inspect the premises at all reasonable times.
13. The tenancy month of this Lease Deed is calculated for all purposes from second to the end of the month, and from month to month as per English Calendar.
14. The lease period under this agreement is for a specific period of 6 years subject to enhancement at 20% on the then existing rent after expiry of every 4 years.
15. The Lessor agrees with the Lessee that he shall have no objection for the use of the premises for the business of housing the office not only of the Lessee but also of its sister concerns or associates now in existence or that may hereafter be formed.
16. The Lessee paying the rent hereby reserved and observing and performing the conditions and covenants herein contained shall quietly and peace-ably possess and enjoy the said premises during the said term without any interruption and disturbance by the Lessor or any person claiming under him.
17. The Lessee agrees to carry out all the minor repairs in the said premises including color wash at its own cost. However, any major repairs arising out of defect in construction shall be carried out by the Lessor at his own cost.
18. That the Lessor agrees that the Lessee may effect at his (Lessee's) cost minor adjustments if and when required by the Lessee to suit its various purposes of housing the office of the Lessee or any of its sister concerns or associates, but without causing any damage or major changes in the building.
19. Before the expiry of the lease period, if the Lessee wants to terminate the Lease, he has the option by giving 3 months notice in writing.

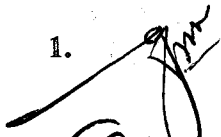

**SCHEDULE OF THE PREMISES**

A portion of the second floor admeasuring 516 sft of super built up area bearing No. 5-4-187/ 3 & 4/6, 2<sup>nd</sup> floor, in the building known as Soham Mansion, situated at M. G. Road, Secunderabad – 500 003, bounded by:-

North by	Premises occupied M/s. Luharkha & Associates
South by	Premises occupied Mr. Ajay Mehta
East by	Open to Sky
West by	Premises occupied M/s. Pelican Services

IN WITNESS WHEREOF the parties hereto have put their hands to this Lease Deed on the date, month and year mentioned above.

**WITNESSES:**

1.   
G.K. ANAND  
MODI PROPERTIES &  
INVESTMENTS P LTD
2.   
(K.V. SARMA)  
FORBES GOKAK LTD.  
SECUNDERABAD - 500 003

For M. C. Modi Educational Trust

LESSOR

Trustee

LESSEE

FOR FORBES GOKAK LIMITED.

Authorized Signatory