

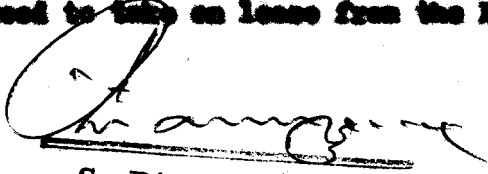
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AGREEMENT

THIS AGREEMENT entered into at Hyderabad, this 14th day of March, 1985 between Shri Satish Modi Son of Manilal Modi aged 41 years representing Gurudev Siddhapeth, residing at H.No. 701, Saurin Apartments, Road No. 4, Banjara Hills, Hyderabad, herein called the party of the First Part (which expression shall mean and include his heirs, executors and legal representatives) and the Life Insurance Corporation of India, a Body Corporate under Central Act 31 of 1956 represented by its Senior Divisional Manager, herein after called the Party of the Second Part (which expression shall mean and include their successors in interests and assigns).

WHEREAS the party of the First Part is the absolute owner of the premises bearing Door No. 3-4-107/3 & 4 situated at N.C. Road, Secunderabad more particularly described in the Schedule below hereinafter called the demised premises.

WHEREAS the party of the First Part agreed to let and the Party of the Second Part agreed to take on lease from the Party of the First Part,

at mod.

Sr. Divisional Manager.

(.....2)

the demise premises for a period of 5 years, commencing from 16.9.84 on a monthly rent of Rs. 10,500/- (Rupees Ten thousand five hundred only) inclusive of the Municipal and all other taxes, the rent for each month being payable to the Party of the First Part before the 9th day of the subsequent month. Out of the above rent, Rs. 6500/- will be rent for the premises and Rs. 4000/- for the amenities provided in the premises per month.

The value of the premises being leased out is Rs. 10,00,000 (Rupees Ten Lakhs only).

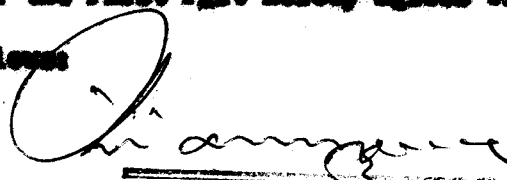
That in consideration of the rent hereby reserved and of the covenants and conditions on the Part of the Party of the Second Part herein contained, the party of the First Part do hereby demise unto the Party of the Second Part the premises described in the schedule below.

The Party of the Second Part hereby agrees with the Party of the First Part as follows:

1. That at all times during the said term to keep the demise premises and other fittings in a good and tenable repair and deliver up the demised premises at the expiry or sooner determination of this lease in as good a condition as the same are now in, reasonable wear and tear and Act of God being excepted.

2. That the Party of the Second Part shall not materially alter the structure of the demised premises without the consent of the Party of the First Part and shall enjoy the demised premises in the same condition as it was on the date of occupation.

The party of the First Part hereby agrees with the Party of the Second Part as follows:

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Sr. Divisional Manager. (seal)

1. To keep the demised premises at all times during the period of the lease in good and reasonable repair and maintain the fixtures and water connections, if any, in good and running condition and do the annual maintenance work like, white washing, colour washing and distemporing etc.

2. The Party of the First Part shall be entitled to inspect the demised premises at all reasonable times with previous intimation to the Party of the Second Part.

3. To pay all Municipal and water taxes as and when they fall due to the respective bodies and authorities.

4. That the Party of the Second Part paying the rent hereby reserved and observing and performing the covenants and conditions herein contained and on its part to be observed and performed shall and may peaceably possess and enjoy the demised premises during the period of the lease without any interruption from the Party of the First Part or from any person claiming through or under him.

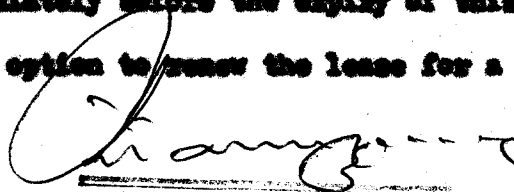
*5. The party of the Second Part has paid a sum of Rs.50,000/- (Rupees Fifty thousand only) being an Advance and the receipt of which the Party of the First Part hereby acknowledges and the same shall be recovered by the Party of the Second Part in 50 instalments from the monthly rent payable to the Party of the First Part.

The Party of the First Part and the Party of the Second Part hereby mutually agree as follows:

(a) The Party of the First Part shall not terminate the lease, before expiry of five years except for wilful breach of any of the conditions by the Party of the Second Part.

(b) That immediately before the expiry of this lease, the parties herein shall have the option to renew the lease for a further period of

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Sr. Divisional Manager.

(signed)

five years, on such terms and conditions, as may be mutually agreed upon at the appropriate time, provided that notice in writing shall be given by the Party of the Second Part to the Party of the First Part of his intention to have the lease so renewed at least one month before expiry of this lease.

(c) That both the parties 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.

(d) The expenses of Stamp Duty and Registration charges of this Deed in duplicate shall be borne by the Party of the First Part in full / shall be borne by both the parties in equal shares, and all other incidental expenses to be borne by the respective parties.

(e) The Lease shall be determinable at the option of the party of the Second Part by giving three months notice ending with calendar month in writing of its intention to do so.

(f) This Agreement shall be made in duplicate, the original to be had by the Party of the Second Part and the duplicate by the Party of the First Part.

SCHEDULE OF PROPERTIES REFERRED TO ABOVE:

A) ALL THAT portion measuring about 4785 Sq.Ft. bearing Door No. 5-4-187/3 & 4 in the Registration District of Hyderabad bearing T.S./R.S. No. ~~.....~~ Block No. ~~.....~~ and is bounded on the

South by Neighbour's Building.

North by Premises occupied by Nizam Motors.

East by N.C. Road.

West by Premises occupied by Indian Iron & Steel Corp.

Sahab Mohd.

Sr. Divisional Manager.

(Seal)

B) Furniture & Fixtures provided by the Land-lords

- 1) Ceiling Fans Numbering - 20.
- ii) Tube lights Numbering - 35.
- iii) Grilled Partitions.

C) Furniture & Fixtures provided by L.I.C. of India

- 1) Curtain Rods for all windows in both the floors.
- ii) Cash Counter.

IN WITNESS WHEREOF, the parties to these presents have herewith set their respective hands and seals, the day, month and year hereinafter appearing.

Signed by the above named Sri. Satish Modi representing Omkar Siddapath, the Party of the First Part on 14th March, 1985 at Secunderabad in the presence of:

Witnesses

- 1. *huv* (K.K. Kumar Ray) B.M.
- 2. *L. Subrah*

Satish Modi

Party of the FIRST PART.

The Official Seal of the Life Insurance Corporation of India, Hyderabad Divisional Office was herewith affixed in the presence of Sri. *P.R. Venugopal* the Senior Divisional Manager and authorized Officer, who has set his own signature hereto on *14th March 1985* in the presence of:

Witnesses

- 1. *[Signature]*
- 2. *[Signature]*

[Signature]

PARTY OF THE SECOND PART.

Sr. Divisional Manager.

