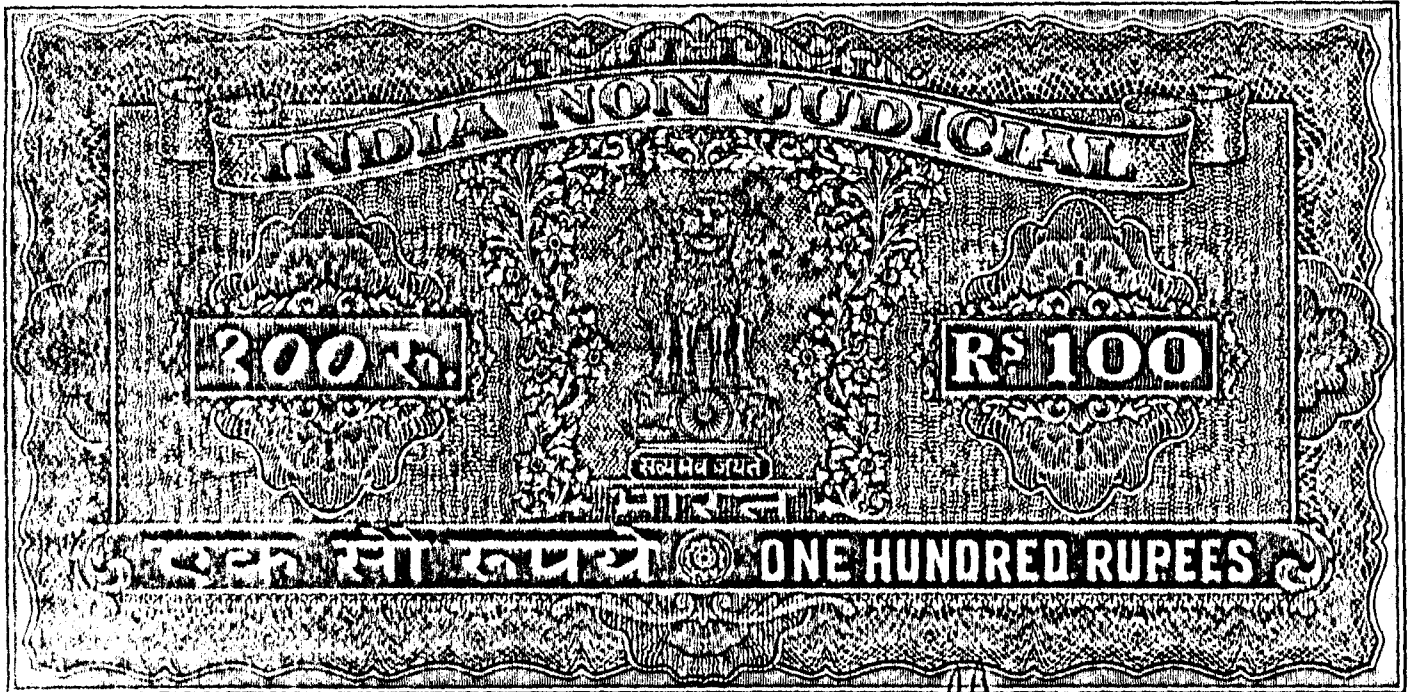


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y. s. k. s. s. s.
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Chomabhi Modi S/o Satish Modi C

P. RAMA SUBBAMMA
STAMP VENDOR
5/66, R No. 14/1993
OLD BHOIGUDA,
SECUNDERABAD-A.P.

LEASE AGREEMENT

LEASE AGREEMENT executed at Secunderabad, on this the 6th day of February, 1995 by and between:-

Shri Anil Jaikishan Rupani, Son of Shri Jaikishan Motiram Rupani, aged about 24 years, R/o 201, Balaji Nivas Apartments, 1-8-142/143, Prenderghast Road, Secunderabad - 500 003, hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest;

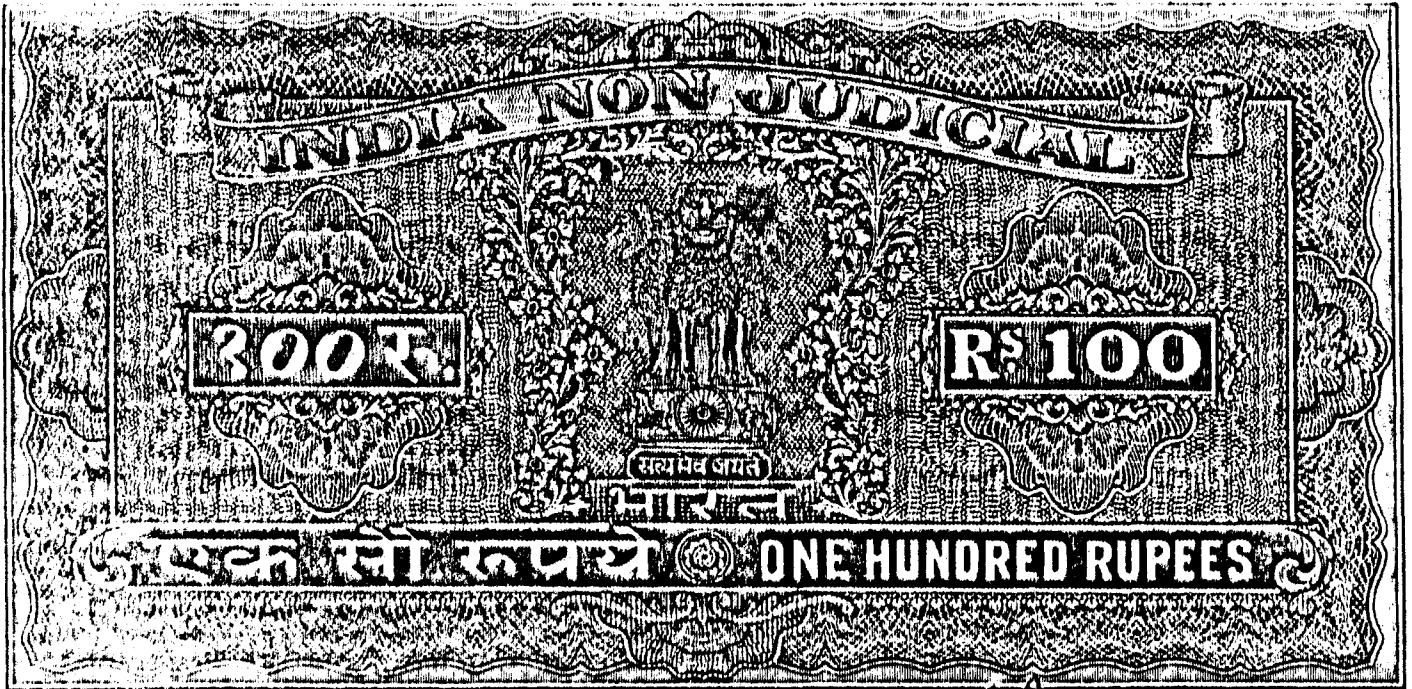
AND

1. Shri Soham Modi S/o. Shri Satish Modi, aged 25 years, R/o. 1-8-179/3, S.D. Road, Secunderabad - 500 003.
2. Shri Sourabh Modi S/o. Shri Satish Modi, aged 23 years, R/o. 1-8-179/3, S.D. Road, Secunderabad - 500 003.

Sourabh Modi

Soham Modi

Anil Rupani



1256 6290 1000
Paid To ...
By ...
Soham Modi
Sartish Modi S.

P. RAMA SUBBAMMA
STAMP VENDOR
1/66, H.No. 14/1993
OLD BHOIGUDA
HYDERABAD-A.P.

hereinafter referred to as the "LESSORS", which term shall mean and include whenever the context may so require its successors-in-interest, witnesseth as follows:-

The Lessors are the owners of 350 Sq. ft., + 80 Sq. ft., of Mezzanine floor (225 Sq. ft., on the Eastern side exclusively belongs to Soham Modi and 125 Sq. ft., + 80 Sq. ft., of Mezzanine floor on the Western side exclusively belongs to Somabh Modi) of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3 & 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016. The Lessee has requested the Lessors to grant on lease the above mentioned premises on the terms and conditions specified as hereunder:

Somabh Modi
Soham Modi
[Signature]



357 6.29.00 100 00
 by P. Rama Subbamma
 by Chandrasekhar
 Phoushik Modi & Satish Modi &

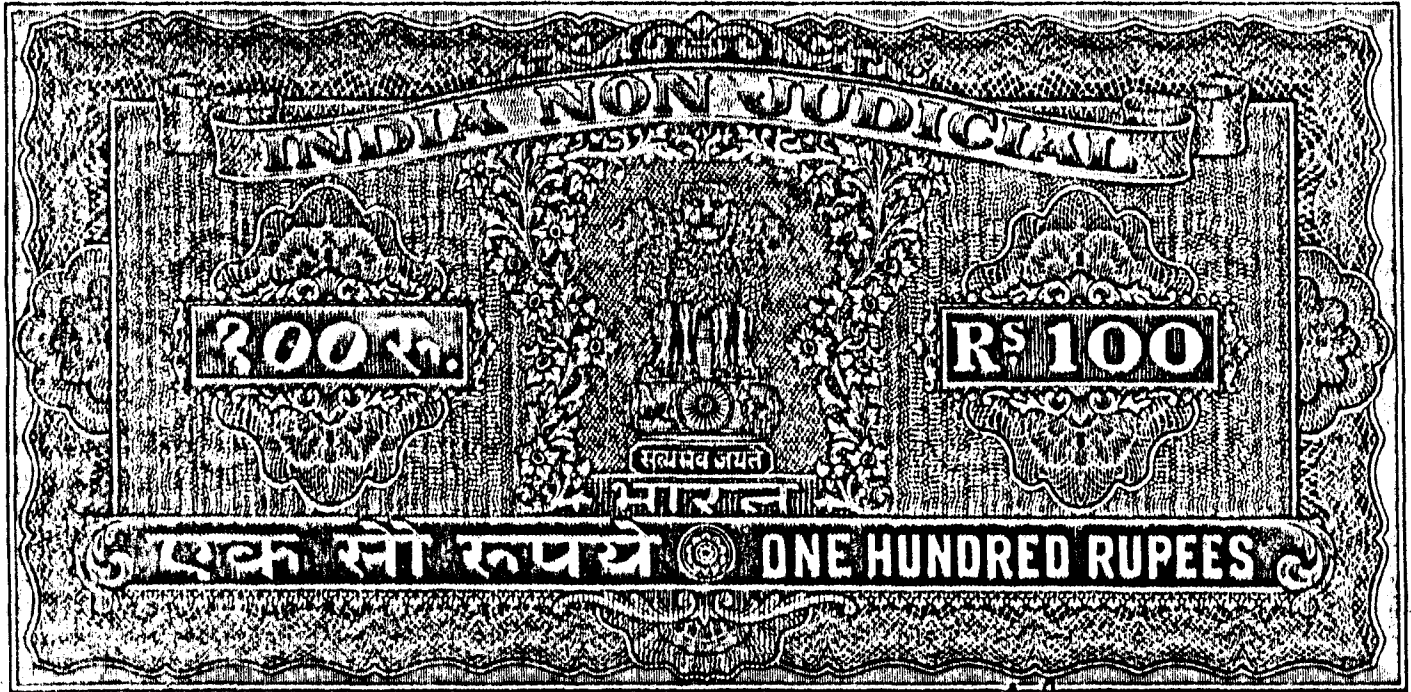
P. RAMA SUBBAMMA
 STAMP VENDOR
 100, H.No. 14/1993
 OLD DHOIGUDA
 HYDERABAD-A. P.

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the Lessors doth hereby grant and the Lessee doth hereby taken on lease a portion of building consisting of a portion of the ground floor of Modi House measuring 350 sq. ft. + 80 Sq. ft., of Mazzanine floor more particularly described at the foot of this document and shown in detail in the plan annexed hereto, on the following terms and conditions :-

1) The Lessee shall pay a rent of Rs. 5,200/- (Rupees Five thousand two hundred only) per month as rent cum hire charges for the premises and also for the fittings and fixtures and provision of general amenities like common sanitary arrangements, common water storage and common water supply arrangements etc. This rent will be exclusive of Water and Electricity consumption charges.

Phoushik Modi: Phoushik Modi
 3

Chandrasekhar



3258 6295 / 1000

P. Rama Subbamma
 P. RAMA SUBBAMMA
 STAMP VENDOR
 No. 14/1993
 OLD BHOIGUDA,
 HYDERABAD-A. P.

S. R. K. Kundi
Chandrasekhar
Shamshad Kudi & Satish Kudi

2) The Lessee shall pay an amount of Rs.5,00,000/- (Rupees Five lakh only) as Security Deposit which shall be refunded by the Lessors to the Lessee at the time of vacating and satisfactory handing over of the premises. The Lessee shall not be entitled to any interest on the Security deposit lying with the Lessors. The deposit is paid in the following manner:

- Rs. 2,00,000/- (Rupees Two Lakhs only) by Cheque No. 113549 dated 29/12/1994.
- Rs. 3,00,000/- (Rupees Three Lakhs only) by Cheque No. 113551 dated 29/12/1994.
- In the event of delay in payment of security deposit by lessor by D.D. at the time of vacating and handing over the scheduled premises, the lessee is entitled to interest @ 18% p.a., on Rs. 5,00,000/- (Rupees Five lakhs only) from the date of handing over of the premises.

3) The lease shall be for a period of 11 years, commencing from the date of this agreement. This agreement of lease between the said Lessors and the said Lessee can be terminated by the Lessee with an advance notice of 3 months.

4) The lease shall commence from February 10th, 1995.

Shamshad Kudi *Shamshad Kudi*

Chandrasekhar



3359 6.29.51 100.00

by S. R. Kamesh
 by Chandrabekham
 Shyamkrishna Modis
 Sathish Modis &

P. S. SUBBAMMA
 STAMP VENDOR
 14/1/1953
 OLD BHOGUDA
 VINDENABAD-A. P.

THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The Lessee shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the Lessors.
- 2) The Lessee shall pay and bear the Water and Electricity consumption charges apart from the rent.
- 3) The Lessee shall keep the demised portion in a neat and habitable condition.
- 4) The Lessee shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 5) The Lessee shall utilize the demised portion for its office/showroom and for any other allied business, but shall not use the said portion for residence or any illegal activity.
- 6) The Lessee shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
- 7) The Lessee shall permit the Lessors or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

Sathish Modis
 Shyamkrishna Modis

[Signature]

THE LESSORS HEREBY COVENANTS AS UNDER :-

- 1) The Lessors 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 Lessors agree to pay the property tax and other taxes pertaining to the leased floor.
- 3) The Lessors 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.
- 4) There is an agreement executed between the parties herein on the 06th day of February and in the event of lessee interested to purchase the scheduled premises may wish to do so by invoking the clauses in the said agreement dated 06/02/1995 after the title in favour of lessor is cleared absolutely in their favour on the conclusions of claims before the courts pending as on to day.

Suresh Mohi

S. Ram Mohi

d. S. Rajan

DESCRIPTION OF THE DEMISED PORTION

A portion of the ground floor of 350 Sq. ft. + 80 Sq. ft. of Muzzanine floor (225 Sq. ft. on the Eastern side belongs to Sohau Modi i.e., and 125 Sq. ft., + 80 Sq. ft. of Muzzanine floor on the Western side belongs to Sourabh Modi) on the ground floor situated at 1-10-72/2/3 & 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 and bounded on the

East By	: Part of Premises No. 1-10-72/2/3
West By	: Part of Premises No. 1-10-72/2/3/A
South By	: Neighbours Premises
North By	: Begumpet Main Road.

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

WITNESSES:-

1. Rupani (DEEPAK RUPANI)
2. Sateesh mod.

(1) LESSEE

Dee Paik

(2) LESSOR

Sourabh Modi
Sohau Modi