



The Lessor is the owner of about 250sft of covered area on the terrace of Modi House bearing Municipal No. 1-10-72/2/3/C, 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:

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 about 150sft of covered area on the terrace of Modi House bearing Municipal No. 1-10-72/2/3/C, Begumpet, Hyderabad - 500 016, more particularly described at the foot of this document, on the following terms and conditions :-

- 1) The Lessee shall pay a rent of Rs. 1500/ (Rupees fifteen hundred only) per month exclusive of Water and Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
- 2) The Lessee shall pay no deposit.
- 3) The lease shall be for a period of 3 years, commencing from the date of this agreement. This agreement of lease between the said Lessor and the said Lessee can be terminated by any of the parties with an advance notice of 3 months.
- 4) The lease shall commence from September 8, 1994.

**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 Lessor.
- 2) The Lessee shall pay and bear the Water and Electricity consumption charges apart from the rent.
- 3) The Lessee shall keep the said 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 his office+ and for any other allied business, but shall not use the demised 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 enhance the rent by 25 % compounded at the end of every 3 years.
- 8) The Lessee shall permit the Lessor or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

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**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.

**DESCRIPTION OF THE DEMISED PORTION**

The area measuring about 250sqft of covered area on the terrace of Modi House bearing Municipal No. 1-10-72/2/3/C, Begumpet, Hyderabad - 500 016, consisting of land and super structure, bounded on the:-

EAST : Road


WEST : Premises No. 1-10-72/2/3/A

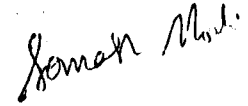
NORTH: Begumpet Main Road

SOUTH: Neighbor's Building bearing Municipal No. 1-10-72/2/1.

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

**WITNESSES**

1.   
G. K. ANILKUMAR

2.   
SOUABHI MODI

  
(1) LESSEE

  
(2) LESSOR