

The Lessor is the owner of about 270 sqft of the ground floor of Modi House bearing Municipal No. 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:

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 of building consisting of a portion of the ground floor of Modi House measuring 270 sq. ft, 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. 5000/- (Rupees five thousand 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 an amount of Rs.81,000/- (Rupees eighty one thousand 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 will be paid on the date of signing this agreement.
- 3) The lease shall be for a period of nine years, commencing from the date of this agreement. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of six months.
- 4) The lease shall commence from May 15th, 1995.

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 demised portion in a neat and habitable condition.

Suresh Mohi
Meharola

- 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 enhance the rent by 8% compounded at the end of every year.
- 8) The Lessee shall permit the Lessor or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

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.

DESCRIPTION OF THE DEMISED PORTION

A portion of the ground floor of about 270 sft of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 bounded on the:-

NORTH BY : Begumpet main Road

SOUTH BY : Neighbours Building

EAST BY : Vacant portion of Premises No. 1-10-72/2/3/A.

WEST BY : Premises occupied by M/s. Relevant Technologies Pvt. Ltd.

IN WITNESS WHEREOF, the Lessee and the Lessors have signed these presents on the date

Sowab Mh

M Chawla

and at the place mentioned above.

M Chawla

(1) LESSEE

WITNESSES:-

1.

Jayashree Modi

(2) LESSOR

2.