



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 31/3/2004
 Syed-Mehdi Razia Bano
 Syed-Mohammed w/o Syed Mehdi
 Self Hyderabad

01AA 544699
 L. G. Chetty
 LEELA G. CHETTY
 STAMP VENDOR
 L. No: 15 of 2003
 5-4-76/A Chaitanyanj
 SECUNDERABAD - 500 003.

LEASE AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad on this the 01st day of April 2004, by and between:

M/s. Tempest Advertising Pvt. Ltd., having its Registered Office at 47, HACP Colony, Vikrampuri, Secunderabad, represented by its Managing Director Shri Turab Lakdawala, S/o. Mohd. Hussain A. Lakdawala, aged 46 years, hereinafter referred to as the "**LESSEE**", (which term shall mean and include whenever the context may so require its successors-in-interest);

A N D

1. **Mr. Syed Mehdi**, son of Mr. Syed Mohammed, aged about 44 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad - 500 020
2. **Mrs. Razia Bano**, wife of Mr. Syed Mehdi, aged about 34 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad - 500 020

hereinafter jointly referred to as the "**LESSORS**" and severally as LESSOR No. 1 & LESSOR No. 2 respectively (which term shall mean and include whenever the context may so require its successors-in-interest);

For Tempest Advertising Pvt. Ltd

Syed Mehdi
 Razia Bano

Turab Lakdawala
 Managing Director

WHEREAS the LESSORS are jointly the absolute owners of the 1st Floor of the building known as The Mayflower, situated at Plot No. 72, P & T Colony, Secunderabad admeasuring 1800 sft of super built up area, hereinafter referred to as the said premises.

WHEREAS the LESSORS are unable to look after the day to day management of the said premises and have therefore appointed Mr. Soham Modi, Managing Director, Modi Properties & Investments Private Limited, having its office at 5-4-187/3 4, III floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, for the management of the said premises including collection of rent, amenity charges, issue of receipts, negotiate/settle disputes, repair & maintain the premises etc.

The LESSEE has requested the LESSOR to lease the said premises for a period of 6 (five) years and the LESSOR has agreed to lease the said 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 on the first floor of the building known as "THE MAYFLOWER", measuring 1,800 sq.ft more particularly described at the foot of this document, on the following terms and conditions:

1. The LESSEE shall pay the rent as given under every month exclusive of Water and Electricity consumption charges.

S.No.	Period	Monthly Rent	Payable In Favour Of
1.	01/04/2004 to 31/03/2005	Rs. 10,000/-	Rs. 5,000/- in favour of Mr.Syed Mehdi Rs. 5,000/- in favour of Mrs.Razia Banu
2.	01/04/2005 to 31/03/2006	Rs. 10,000/-	Rs. 5,000/- in favour of Mr.Syed Mehdi Rs. 5,000/- in favour of Mrs.Razia Banu
3.	01/04/2006 to 31/03/2007	Rs. 10,000/-	Rs. 5,000/- in favour of Mr.Syed Mehdi Rs. 5,000/- in favour of Mrs.Razia Banu
4.	01/04/2007 to 31/03/2008	Rs.11,500/-	Rs. 5,750/- in favour of Mr.Syed Mehdi Rs. 5,750/- in favour of Mrs.Razia Banu
5.	01/04/2008 to 31/03/2009	Rs. 11,500/-	Rs. 5,750/- in favour of Mr.Syed Mehdi Rs. 5,750/- in favour of Mrs.Razia Banu
6.	01/04/2009 to 31/03/2010	Rs. 11,500/-	Rs. 5,750/- in favour of Mr.Syed Mehdi Rs. 5,750/- in favour of Mrs.Razia Banu

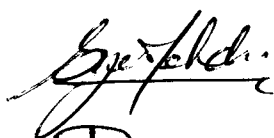
Syeda Mehdi
Razia Banu

Soham Modi
Managing Director
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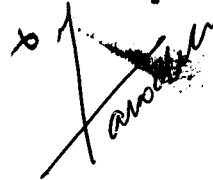
2. The **LESSEE** has paid an amount of Rs. 1,62,000/- (Rupees One Lakh Sixty Two Thousand Only) as Security Deposit which shall be refunded by the **LESSOR** to the **LESSEE** at the time of vacating and satisfactory handing over of the premises. The **LESSEE** shall not be entitled to any interest on the security deposit lying with the **LESSOR**.
3. The lease shall be for a period of 6 (six) years, commencing from 1st April 2004. 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. This lease shall be extended only on mutual agreed terms on the expiry of this agreement.
4. The **LESSOR** and the **LESSEE** 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.
5. The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the **LESSEE** in full.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The **LESSEE** shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the Owners, as mentioned above.
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 color wash etc., at its own cost.
5. The **LESSEE** shall utilize the demised portion for its office, including its associated companies in the group, 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 **LESSOR** or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.
8. The **LESSEE** shall put signboards only in the place, designed by the **LESSOR**.
9. 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.


Razia Bano

For Tempest Advertising Pvt. Ltd



Managing Director

10. The **LESSEE** shall keep the demised premises in a neat & clean condition at all times.
11. 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.
12. The **LESSEE** hereby agrees to send the correspondence regarding maintenance and any other issues to Mr. Soham Modi, Managing Director, Modi Properties & Investments Private Limited, having its office at 5-4-187/3 4, III floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, who is the authorized property manager for the said premises.

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The **LESSOR** agrees 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 **LESSOR** agrees to pay the property tax and other taxes pertaining to the leased floor.
3. The **LESSOR** agrees 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

All that portion on the first floor admeasuring 1,800 sq.ft in the building known as "THE MAYFLOWER" situated at Plot No.72, P & T Colony, Secunderabad, bounded on the:


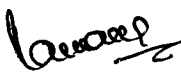
NORTH BY:	30' Wide Road
SOUTH BY:	Plot No. 80
EAST BY:	Plot No. 73
WEST BY:	Road

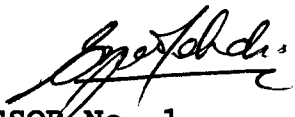
IN WITNESSES WHEREOF the **LESSEE** and the **LESSOR** have signed these presents on the date and at the place mentioned above.

For Tempest Advertising Pvt. Ltd.


LESSEE Managing Director

WITNESSES:

1. A. Srinivasan 
2. 
(M.V. RAMANA MURTHY)


LESSOR No. 1


LESSOR NO. 2