

No. 945
Date 25/5/98
AP 20173 54417
5000/-
Sri Pramod Modi son of Sri Manilal Modi
LIC of India C.B.IV Secbad

Sub-Registrar
EX-OFFICIO STAMP VENDOR
MARREDUPALLY SEC-BAD

LEASE AGREEMENT

This Agreement entered into at Secunderabad on this the 17th day of July, 1998 between:

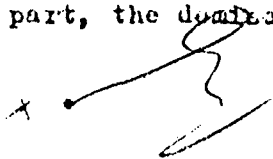
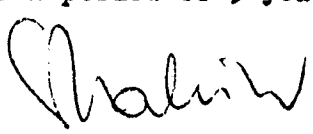
Pramod Modi, 1-8-165, P.G.Road, Secunderabad-3 through its Authorized agent Sri Pramod Modi son of Sri Manilal Modi, aged about 55 years, residing at 1-8-165, P.G.Road, Secunderabad-500003, herein called the party of the First part (which expression shall mean and include his heirs, executors and Legal representatives)

AND

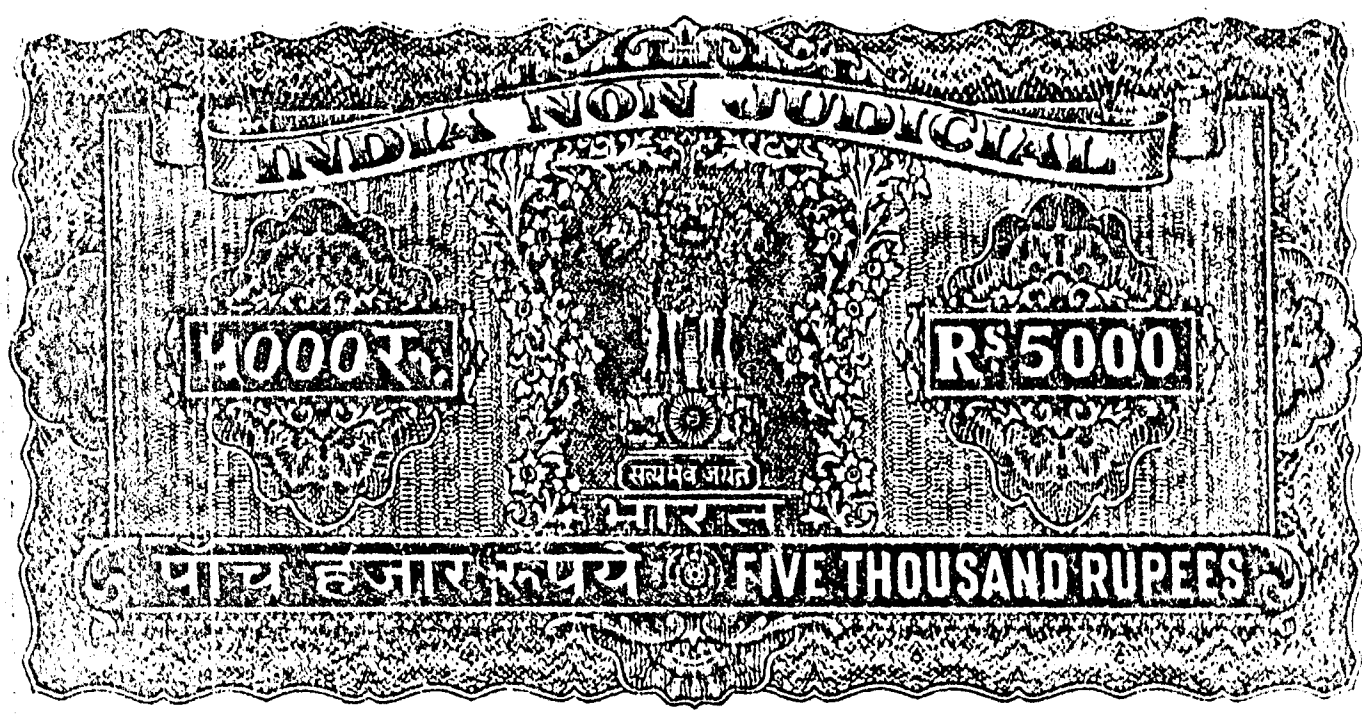
THE LIFE INSURANCE CORPORATION OF INDIA, a Body Corporate under Central Act 31 of 1956 represented by its Senior Divisional Manager, LIC of India, Divisional Office, Secunderabad herein after called the party of the Second Part (which expression shall mean and include their successors in interests and assigns)

WHEREAS the party of the First Part is the absolute owner of 12,400 Sft. of the second floor of the building No.1-8-179/2, S.D.Road, Secunderabad - 500 003, 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, the demised premises for a period of 5 years, commencing from

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No. 946 28/5/98 5000/
to Sri. Ramana s/o late Kalyana Rao
L.I.C. of Andhra C.B. IV Secbad

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15.01.1995 on a monthly amount of Rs.62,000/- (Rupees Sixty Two thousand only) out of which Rs.37,200/- (Rupees Thirty Seven thousand Two hundred only) towards lease rent and balance of Rs.24,800 (Rupees Twenty Four thousand Eight hundred only) towards electrical fixtures, security, common parking area, lift, maintenance of common areas, sanitary fittings, plumbing and Municipal taxes. The total monthly amount of Rs.62,000/- will be payable to the party of the First Part before the 5th day of the subsequent month. The value of the premises being leased out is Rs.32.50 lakhs (Rupees Thirty Two lakhs fifty thousand 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 all times during the said term to keep the demise premises and other fittings in a good and reasonable repairs 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.

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G.V. Ramana S/o Late Kesava Rao
LIC of Andhra C.B. II Secbad

[Signature]
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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.

3. The the Party of Second Part shall pay electricity chargon/ Bills regularly as determined by the respective bodies and authorities.

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

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.

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

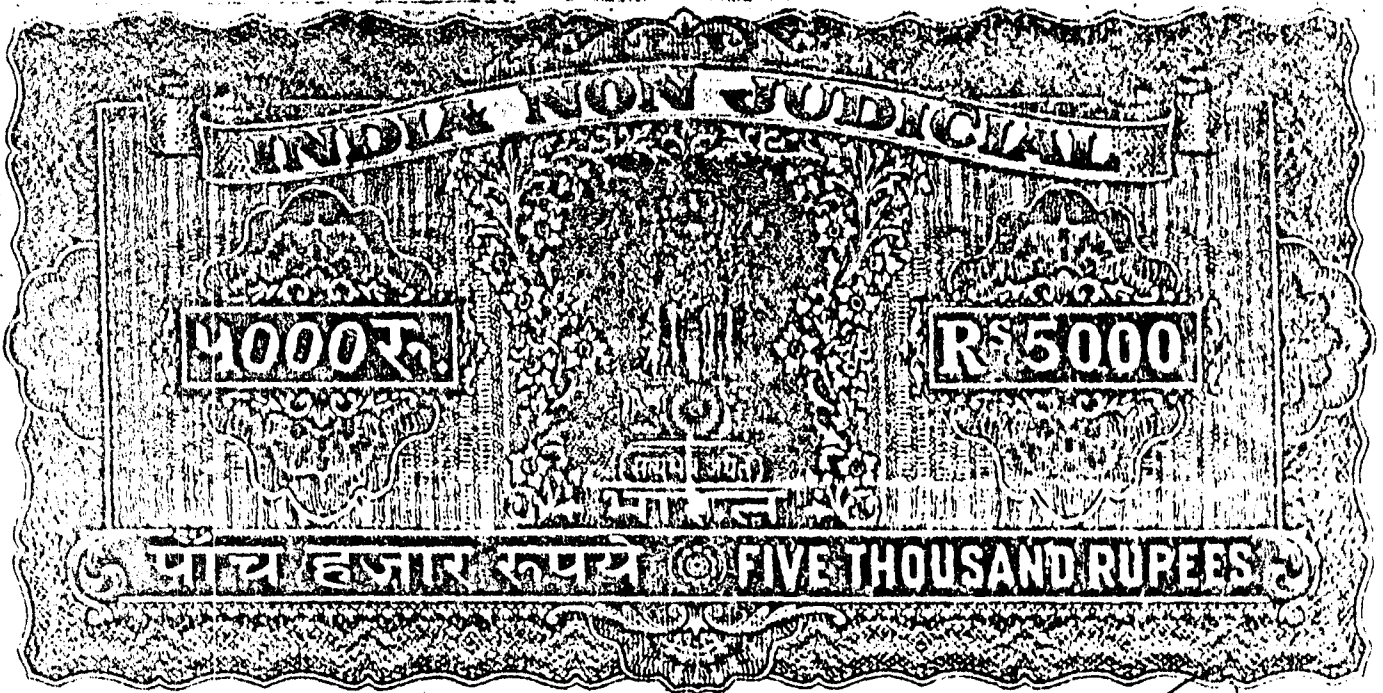
3. To Pay all Municipal and maintenance charges as and when they fall due to the respective bodies and authorities.

4. That the Party of the Second Part paying the rent hereby reserved and observing and performing the covenants and conditions

[Signature] *[Signature]*

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5000Rs.



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 Gr. U. Ramanna s/o Late Kesava Rao
 LIC of Andhra C.B. III Secbad

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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.

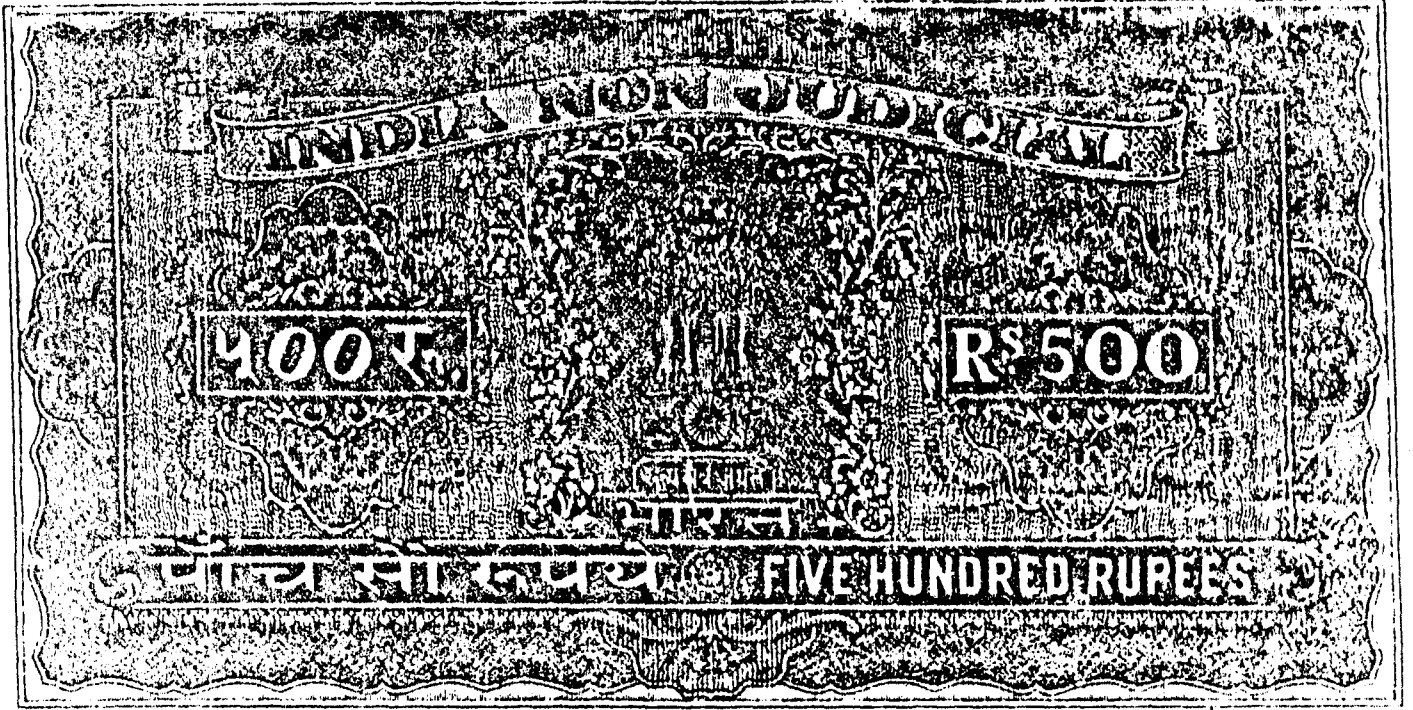
5. The Party of the First Part and the Party of the Second Part hereby mutually agree as follows:

a) The Party of the First Part shall not terminate the lease, before expiry of five years except

[Handwritten Signature] *[Handwritten Signature]*

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500Rs.



No. 3895 2013/18 71978 AP. 23. 11. a
 G.V. Ramana, S/o. Late. Hebaya Road, Ho
 LIC of India
 C.B. IV. Secured.

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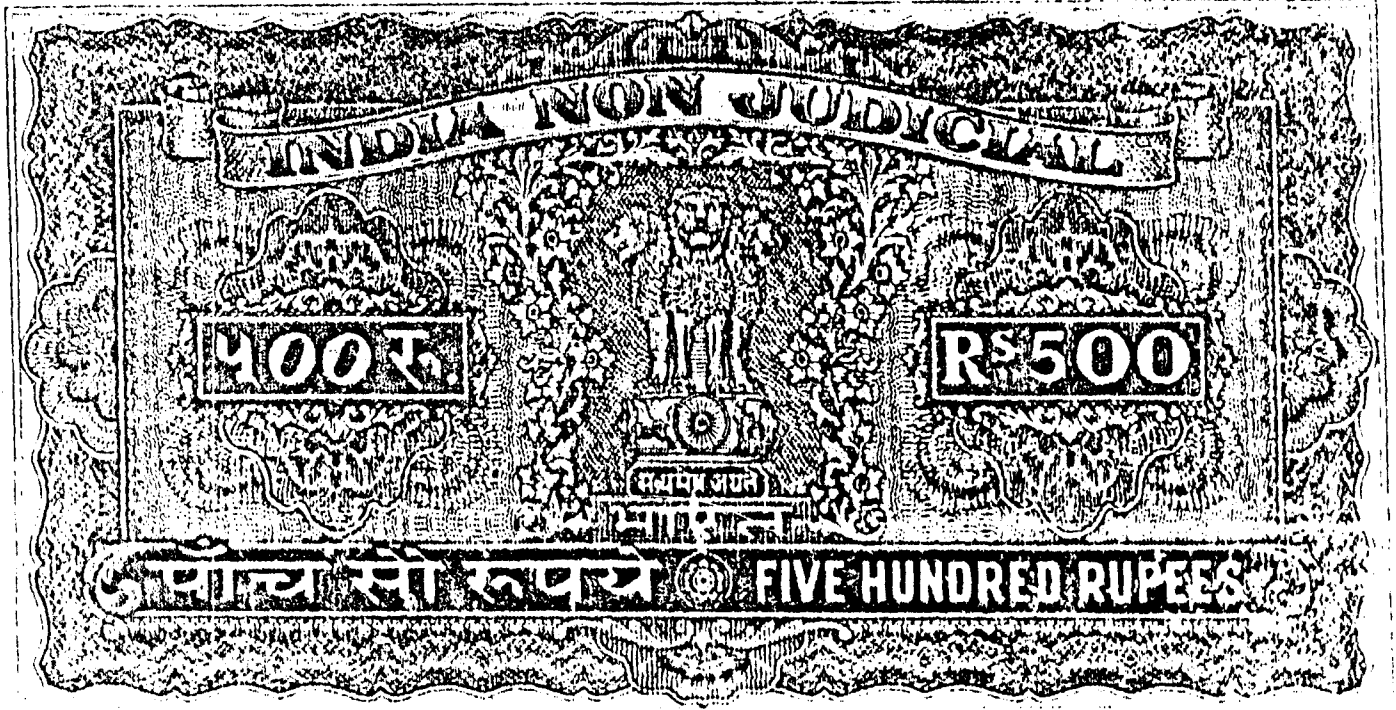
- 5 -

for wilful breach of any of the conditions by
 the Party of the Second Part.

b. That immediately before the expiry of
 this lease, (i.e. on 14th January, 2000 AD),
 the parties herein shall have the option to
 renew the lease for a further period of five
 years, with increase in rent and amenities

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S. No. 3894 - 28/5/78 No. 71174
 Subject: G. V. Ramana, S/O. Late. Iyebava Rao. M. Sec. Co.
 For Which L. I. C. of India.
 C. B. IV. Sec. 4ed.

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charges by 3% and on such other 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 the intention to have the lease so renewed at least one month before

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 G.V. Ramana. Bja. Dist. 7111.
 L. I. C. of India. Itabawa Road. No. 110.
 C.B. IV. Sec. 64. Sec. 64. H. Sec. 64. B. Sec. 64.

Anjali
 K. ANJALI BAI
 Sec. 64. H. Sec. 64. B. Sec. 64.

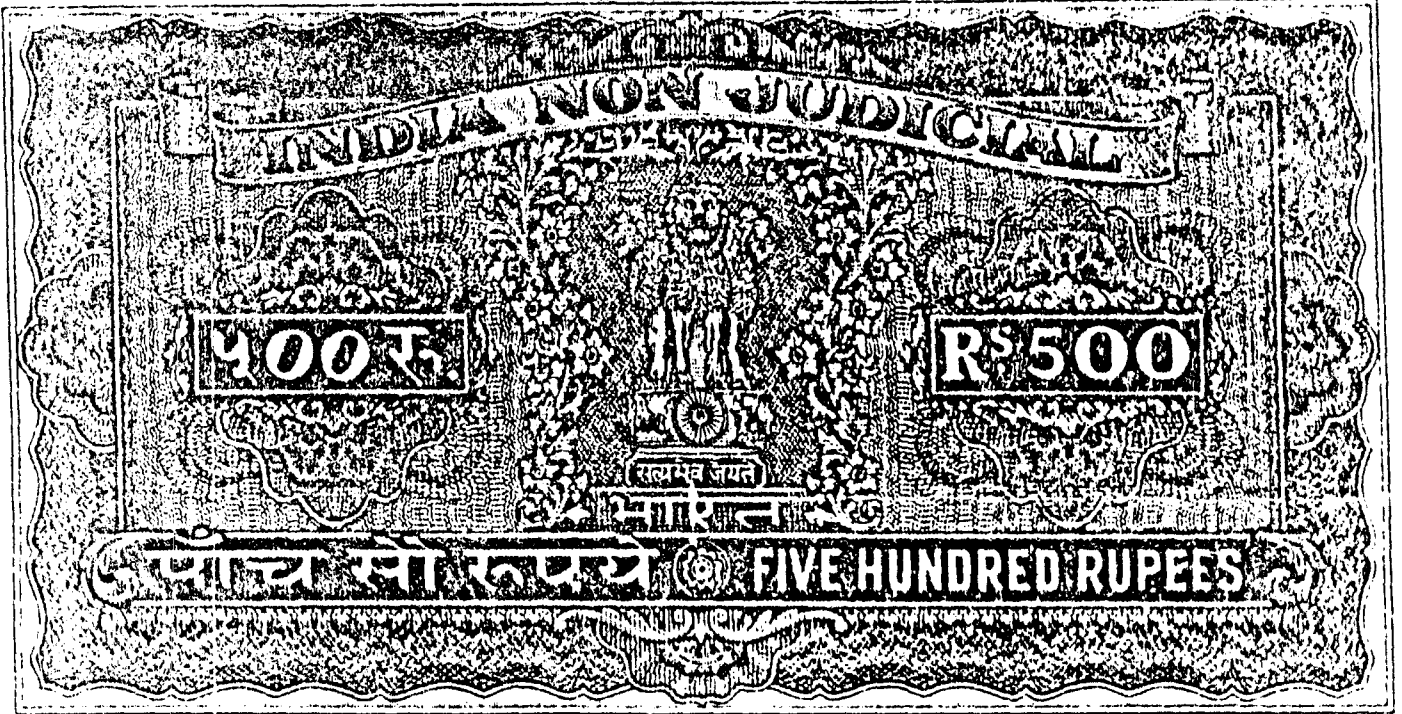
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the expiry of the this lease.

c) That both 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.

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G.V. Ramana. 3/10/02. Kalyana Rao. Secy. K. Anjali
L.I.C. of India. BAI
C.B. IV. Sec. 114.

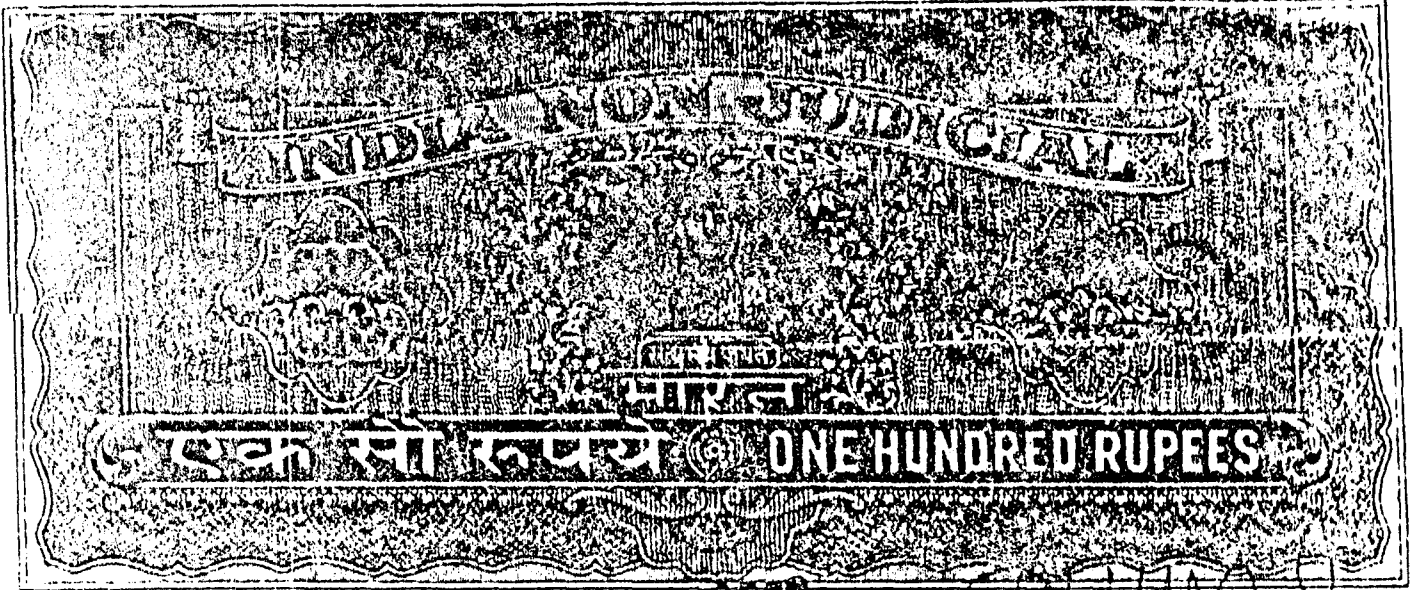
d) The expenses of Stamp Duty and
Registration charges of this Deed in
duplicate and all other incidental expenses
shall be borne by the Party of the Second

Part in full.

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V. SHYAM SURESH

A.P.-7/0/A Sri GV Ramana
Cellt Sri A. Lakshman Reddy
LIC of India

Branch Manager

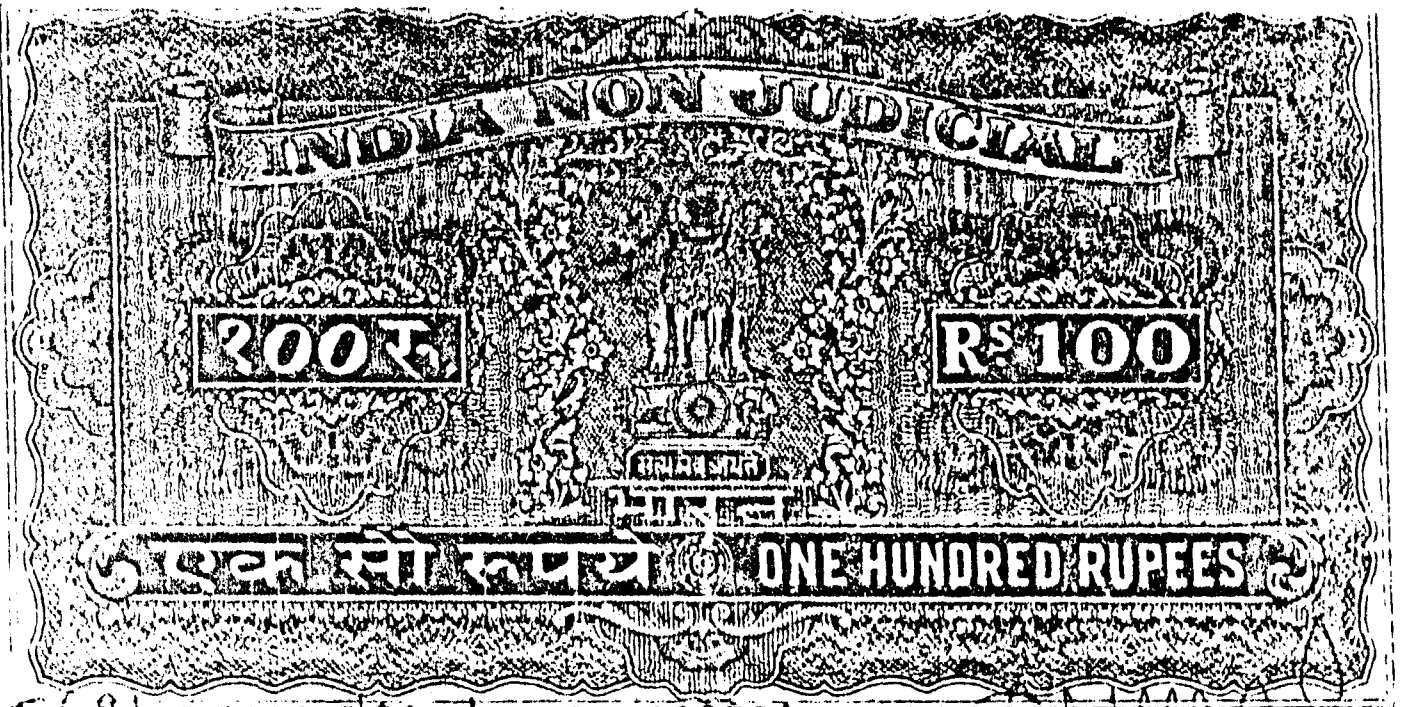
44-525, H. H. Road

29/5/98

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f) The Lease shall be determinable at the option of the Party of the Second Part by giving 3 (three) months notice in writing of its intention to do so ending with the calendar month.

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c) This agreement shall be made in duplicate, the original to be held by the Party of the Second Part and the duplicate by the Party of the First Part.

SCHEDULE OF PROPERTY REFERRED TO ABOVE

A. ALL THAT portion admeasuring about 12,400 Sq.Ft., on the second floor of the building bearing No. 1-8-179/2, S.D.Road, Secunderabad - 500 003, and is bounded on the

South By : Residence of Sri Satish Modi
North By : 40 Ft. Private Road
East by : Premises leased to Sandvik Asia Ltd.
West by : L.I.C. Divisional Office.

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B. Furniture and Fixtures provided by the
First Party.

- i) Cash Counter and all partitions including welded meshes.
- ii) Branch Manager's Cabin and all class portions.
- iii) Ceiling fans.
- iv) Tube lights.
- v) Exhaust Fans.

[Handwritten signature]
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S. No 3897... 28/5/98 Rs. 20/-

Sold to G. V. Ramana, S/O. Mr. Kesava Rao, Sec. 4

For Value L.I.C. A.S. India.

C.B. IV. Sec. 4.

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K. ANJALI DAI
STAMP NO. 1/97.
H. NO. 1, PIONEER BAZAR,
BOLLARUM, SEC' BAD.

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

Signed by the above named Shri Pramod Modi the
party of the First Part on 17-7-1998 at Secunderabad

in the presence of :

Witnesses:

- 1.
- 2.

[Handwritten signatures]
G. K. ANJALI DAI
Y. S. S. Srinivas

PARTY OF THE FIRST PART.

[Handwritten signature]

The Official seal of the seal of the Life Insurance Corporation
of India, Secunderabad Divisional Office was hereunto affixed
in the presence of the Senior Divisional Manager, authorised
Officer, who has set his own signature hereto on 17-07-1998, in
the presence of:

Witnesses:-

- 1.
- 2.

PARTY OF THE SECOND PART.

[Handwritten signature]