

LEASE DEED

LEASE DEED executed at Secunderabad, on this the 25th day of November, 1994 by and between:-

Vorin Laboratories Ltd., represented by its President, Mr. N. Prasad, Son of Mr. N. V. Sarathi, aged about 32 years, having its registered office at 8-3-677/31, Sri Krishna Devaraya Nagar, Yellareddy Guda, Hyderabad 500 873, hereinafter referred to as the "LESSEE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi, son of late Sri Manilal Modi, aged 53, resident of 1-8-165 Prenderghast Road, Secunderabad 500 003, hereinafter referred to as the "LESSOR", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:-

: 1 :



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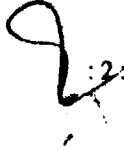
The Lessor is the owner of a portion of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179 which includes the building "USHA KIRAN" consisting of basement, ground and three floors situated at Sarojini Devi Road. The Lessee has requested the Lessors to grant on lease a portion of the said building 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 "USHA KIRAN" measuring 2,700 sq. ft, more particularly described at the foot of this document on the following terms and conditions :-

- 1) The Lessee shall pay a rent of Rs. 12,150/- (Rupees Twelve thousand, one hundred and fifty 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. 1,29,600/- (Rupees One lakh, twenty nine thousand and six hundred only) as Security Deposit, subject to the clause pertaining to the enhancement of security deposit contained hereunder. The security deposit 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.
- 3) The lease shall be for a period of six years, commencing from 1st January 1995. 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 six months.
- 4) The lease shall commence from 1st January, 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.
- 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 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.



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7) The Lessee shall enhance the rent and security deposit as given under:

Period	Rent (Rs.)	Increase in rent (Rs.)	Security deposit (Rs.)	Increase in security deposit (Rs.)
1/1/95 to 31/12/95	12,150.00	-	1,29,600.00	-
1/1/96 to 31/12/96	13,500.00	1,350.00	1,45,800.00	16,200.00
1/1/97 to 31/12/97	16,200.00	2,700.00	1,78,200.00	32,400.00
1/1/98 onwards	19,440.00	3,240.00	2,13,840.00	35,640.00

Effective from 1st January 1998, the Lessee shall enhance the rent and security deposit by 20% compounded at the end of every three 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.

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 measuring 2,700 sq. ft., of the building "USHA KIRAN", situated at Sarojini Devi Road, forming a part of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179 bounded on the:-

NORTH BY : Common passage.
SOUTH BY : Regal Sports.
EAST BY : Sarojini Devi Road.
WEST BY : 30 feet Road.

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

WITNESSES:-

1. Sham Mohd.
(Samm Mohd)

2.

(1) LESSEE

(2) LESSOR

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 25th day of November, 1994 by and between :-

Vorin Laboratories Ltd., represented by its President, Mr. N. Prasad, Son of Mr. N. V. Sarathi, aged about 32 years, having its registered office at 8-3-677/31, Sri Krishna Devaraya Nagar, Yellareddy Guda, Hyderabad 500 873, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi, son of late Sri. Manilal Modi, aged 53, resident of 1-8-165 Prenderghast Road, Secunderabad herein after referred to as the "OWNER", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows :-



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The HIREE has obtained on lease a portion of Premises bearing No. 1-8-179/3, situated at Sarojini Devi Road, consisting of a portion of the ground floor, measuring 2,700 sq. ft. from the Owners. At the request of the HIREE, the Owner has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the Owners.

NOW THIS DEED WITNESSETH AS UNDER:-

- 1) The HIREE shall pay amenities charges of Rs. 9,450/- (Rupees Nine thousand, four hundred and fifty only) per month apart from and along with the rent payable.
- 2) The HIREE shall enhance the amenities charges as given under:

Period	Amenities charges (Rs.)	Increase in amenities charges (Rs.)
1/1/95 to 31/12/95	9,450.00	-
1/1/96 to 31/12/96	10,800.00	1,350.00
1/1/97 to 31/12/97	13,500.00	2,700.00
1/1/98 onwards	16,200.00	2,700.00

Effective from 1st January 1998, the HIREE shall enhance the amenities charges by 20% compounded at the end of every three years.

- 3) The HIREE shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the Owner.
- 4) The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
- 5) Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the Owner shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.

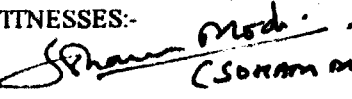


PARTICULARS OF AMENITIES:-


- 1) Maintenance of common area.
- 2) Provision of lift.
- 3) Provision of security
- 4) Provision of windows and doors.
- 5) Provision of sanitary fittings.
- 6) Plumbing
- 7) Provision of reserved parking for two cars apart from the common parking area.

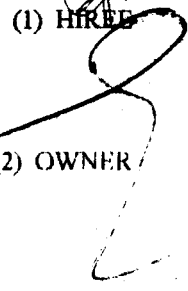
IN WITNESS WHEREOF, the HIREE and the Owner have signed these presents on the date and at the place mentioned above.

WITNESSES:-

1. 
(S. Phani Mohan)

2.


(1) HIREE


(2) OWNER

SUPPLEMENTARY LEASE DEED

SUPPLEMENTARY LEASE DEED executed at Secunderabad, on this the 22nd day of December, 1994
by and between:-

Vorin Laboratories Ltd., represented by its President, Mr. N. Prasad, Son of Mr. N. V. Sarathi, aged about
32 years, having its registered office at 8-3-677/31, Sri Krishna Devaraya Nagar, Yellareddy Guda,
Hyderabad 500 873, hereinafter referred to as the "LESSEE", which term shall mean and include whenever
the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi, son of late Sri Manilal Modi, aged 53, resident of 1-8-165 Prenderghast Road,
Secunderabad 500 003, hereinafter referred to as the "LESSOR", which term shall mean and include
whenever the context may so require its successors-in-interest; witnesseth as follows:-



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The Lessor is the owner of a portion of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179 which includes the building "USHA KIRAN" consisting of basement, ground and three floors situated at Sarojini Devi Road. The Lessor and the Lessee have entered into a Lease Agreement dated 25/11/94 for about 2700 sq. ft. of office space on the ground floor of the above mentioned premises. The Lessee has requested the Lessors to grant on lease a portion adjoining the premises mentioned in the Lease Agreement dated 25/11/94 of the said building 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 "USHA KIRAN" measuring 425 sq. ft. more particularly described at the foot of this document on the following terms and conditions :-



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- 1) The Lessee shall pay a rent of Rs. 2400/- (Rupees Two thousand, four 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 an amount of Rs. 14,400/- (Rupees Fourteen thousand and four hundred only) as Security Deposit, subject to the clause pertaining to the enhancement of security deposit contained hereunder. The security deposit 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.
- 3) The lease shall be for a period of six years, commencing from 1st January 1995.
- 4) The lease shall commence from 1st January, 1995
- 5) The Lessee shall not be entitled to cancel this supplementary lease as long as the tenancy for 2700 sqft of office space as per agreement dated 25/11/94 is subsisting.
- 6) Any default in the payment of supplementary lease charges shall be deemed to be a breach of the covenants of tenancy and the Lessor shall be entitled to determine the lease and the lessee shall give vacant possession of the tenancy.

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.
- 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 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 and security deposit as given under:

Period	Rent (Rs.)	Increase in rent (Rs.)	Security deposit (Rs.)	Increase in security deposit (Rs.)
1/1/95 to 31/12/95	2400.00	-	14,400.00	-
1/1/96 to 31/12/96	2700.00	300.00	16,200.00	1,800.00
1/1/97 to 31/12/97	3300.00	600.00	19,800.00	3,600.00
1/1/98 onwards	3960.00	660.00	23,760.00	3960.00



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Effective from 1st January 1998, the Lessee shall enhance the rent and security deposit by 20% compounded at the end of every three 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.

THE LESSORS HEREBY COVENANTS AS UNDER :-

- 1) The Lessors agree not to cause any hindrance to the Lessee in the enjoyment of the demised premises and 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 measuring 425 sq. ft., of the building "USHA KIRAN", situated at Sarojini Devi Road, forming a part of premises No. 141 consisting of land and superstructure including therein premises No. 1-S-165 to 179 bounded on the:-

NORTH BY : Premises occupied by Sailors Inn Restaurant.
SOUTH BY : Premises occupied by the Lessee.
EAST BY : Sarojini Devi Road.
WEST BY : 30 feet Road.

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

WITNESSES:-

1. *S. Dharam Pradi*
(S. DHARAM PRADI)

2

[Signature]
(1) LESSEE

[Signature]
(2) LESSOR