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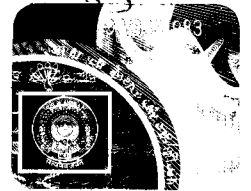
5595 98-10-04 100Rs

Sold to Satish Modi

S/o. Manilal Modi

For Whom Self

L. No. 5-4-76/A
5-4-76/A Soham, Kanigunj
SECUNDERABAD - 500 003,



LEASE AGREEMENT

This Lease Agreement is made and executed at Secunderabad on this the 29th day of October 2004 by and between:

Shri Satish Modi, S/o. Late Shri Manilal C. Modi, aged about 60 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 and having his office at 5-4-187/3&4, 3rd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, herein after referred to as the **LESSOR** (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/S. GAYATHRI TRADING CORPORATION, represented by its Partner Shri B. Srinivas Goud, S/o. Shri B. Rajanna Goud, aged about 34 years, R/o. 12-11-1283, Boudha Nagar, Secunderabad – 500 061, herein after referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

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WHEREAS the LESSOR is the Estate Manager / Underwriter of the godown space situated at the ground floor, of the building bearing No. 1-20-248, Rasoolpura, Secunderabad – 500 003, having a built-up area of about 1,200 sft. and the LESSOR is absolutely and possessed of or otherwise well and sufficiently entitled to the same.

The LESSEE has requested the LESSOR to grant on lease the godown space and the LESSOR agreed to give on lease 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 the godown space situated at the ground floor, of the building bearing No. 1-20-248, Rasoolpura, Secunderabad – 500 003 having a built-up area of about 1,200 sft. more particularly described at the foot of this document, on the following terms and conditions:

1. The LESSEE shall pay a rent of **Rs. 7,500/-** (Rupees seven thousand five hundred only) per month exclusive of 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. 45,000/-** (Rupees forty five 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 three years commencing from 11th day of November 2004. This agreement of lease between the said LESSOR and the said LESSEE can be terminated with an advance notice of six months.
4. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as 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 for each month on or before the 7th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out 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 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 the lease in favour of anyone.

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7. The LESSEE shall enhance the rent by 5% at the end of every year on the then existing rent.
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 LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. 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 defaults as specified above.
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

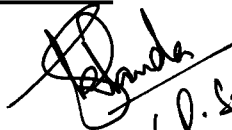
All that portion consisting of the godown space situated at the ground floor, of the building bearing No. 1-20-248, Rasoolpura, Secunderabad – 500 003, admeasuring about 1,200 sft., marked in red in the plan enclosed and bounded by

North By : Premises occupied by V-trans Ltd.
South By : Premises occupied by Sree Vridhi Entp (P) Ltd.
East By : Passage & Neighbour's Building
West By : Road


In witness whereof the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.


WITNESSES:

1.


(P. Solomon)

2.


(PARITOSH H. KAPADIA)


LESSOR


LESSEE

