

LEASE DEED

THIS INSTRUMENT OF LEASE made at Coimbatore this day of 25th January
nineteen hundred eighty six BETWEEN AN SURETY ASSURANCE, a partnership
firm having their office at Hill Street, Bangalore, Coimbatore repre-
sented by its Estate Managing firm Mr. Modi Brothers, of the one part
Sri Satish Modi, hereinafter referred to as 'THE LESSEE' (which expres-
sion shall unless it be repugnant to the context or meaning thereof be
deemed to include the partners constituting the said firm of Mr. Modi
Industries their principal heirs, executors, administrators and assigns)
of the one part AND BRANDELL LIMITED having its registered office at
47, Cross Street, Madras - 600 006 represented by Mr. J. S. Srinivasan
hereinafter referred to as 'THE LESSOR' (which expression shall unless
it be repugnant to the context or meaning thereof be deemed to include
their executors and assigns) of the other part.

WHEREAS the Lessors are authorized to give as leasehold premises speci-
fically described in Schedule hereinafter.

Satish Modi

BRANDELL LIMITED
[Signature]

Whereas the lessee has approached the lessor to take the premises referred to above on lease for a period of four years commencing from more specifically described in the schedule hereinafter on a monthly rent of Rs.4,150/00 and whereas the lessor agrees to do so subject to the terms and conditions set out hereunder:

THE TERMS AND CONDITIONS OF LEASE:

1. This lease shall be effective for a period of four years commencing from 1/2/1966.

2. The lessee shall pay a sum of Rs.4,150/- per month plus municipal taxes (Rs.1,525/- towards rent and balance towards premium, profit, interest etc., of the developer)

3. The lessee paying the rent hereby reserved regularly every month and performing all covenants on its part herein contained the lessor hereby grants to the lessee the lease of the premises (more fully described in the schedule attached hereto) from 1/2/66 and the lessee shall peacefully hold and enjoy the demised premises during the said term without any interruption whatsoever by the lessor or its agents or any persons lawfully claiming under or in trust for the lessor.

4. The lessee has paid an amount of Rs.4,000/- as advance, the receipt of which the lessor hereby acknowledges and the said amount shall be adjusted towards the rent payable for the month before vacating the premises.

5. The lessee further covenants with the lessor as follows:

a) The lessee shall have the right to carry out certain minor repairs to the demised premises which the lessee desires for its own conveniences such as repairs to water taps, leaking fixtures and other electrical installation etc. but shall not make any structural alterations in the premises. The lessee shall bear the expenses of such minor repairs as mentioned herein above without recourse to the lessor.

Satish Moh

PER PRO BEARDSHILL LIMITED

[Signature]

contd...

- c) To surrender the vacant possession of the godown to the lessor in good and tenurable condition subject to reasonable wear and tear.
 - d) To pay consumption charges for electricity as per the meter reading to
 - e) To permit the lessor and their employees and agents at all reasonable times to enter upon the said premises for the purpose of inspection and determination of the state and condition of the said premises.
 - f) The lessee shall have an option to terminate the agreement by giving three month notice in writing, after making payment of the rent due for the notice period in advance.
6. The lessee covenants with the lessor as follows:
- a) To maintain the godown in good and tenurable condition and effect necessary periodical and structural repairs as may be required.
 - b) To permit the lessor to install and to take away from the godown fixtures and fitting and furniture, belonging to the lessor.
7. The lessor hereby agrees with the lessee that on the expiry of the lease it will be renewed for a further period of five years on 10% increase on Rs.4,150/-

|||||

Approximately 1525 sq. ft. on ground floor situated at Plot No. 2 & 3 at
Ravipur, Secunderabad as marked in the attached plan.

Satish mod

PER PRO BEARDWELL LIMITED

[Signature]

IN WITNESS WHEREOF THE parties hereto, have set and subscribed their respective hands on this document and plan on this day and year first above written.

LESSOR

Satish madh

WITNESSES

1.

2.

3.

PER PDC BRANDS & LIMEED

LESSOR

(S V VENKATARISHNAN)
REGIONAL MANAGER (S)

WITNESSES

(S V Venkatarishnan)
(Srinivas)
(Srinivas)
(Vaendur Rajalee)

rw/kl.