



168 61-10  
Krishnasagar  
Secunderabad  
Central India Construction Co. Sec

G. Sree Rama Murthy,  
STAMP VENDOR (L. NO. 37-87)  
Renewal No. 38/1984  
8549, Rashtrapathi Road,  
SECUNDERABAD.

LEASE AGREEMENT

THIS INDENTURE OF LEASE made at Secunderabad this day of 18th June 1987 BETWEEN M/s. Central-India Engg. Company Construction Division a partnership firm having their office at Hill street, Ranigunj, Secunderabad represented by its Estate Managing firm M/S. Modi Builders, at the hands of Shri. SATISH MODI, hereinafter referred to as "THE LESSORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners constituting the said firm firm of M/s. Central India Engineering Company and their principal heirs, executors, administrators, and assigns) of the ONE PART AND M/s. Sharp Distributors Private Limited, authorised representatives for M/s. Paramount Kumkum Pvt Ltd., and M/s. Tips and Toes Cosmetics India Ltd., having their Head Office at Kalpataru, 71, Nutan Laxmi Society, Juhu-Ville Parle Development Scheme, Bombay-400 049, represented by its General Manager (Sales) Mr. D. Rangachari as "THE LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners constituting the said firm firm of M/s. Modi Builders)

be deemed to include their successors and assigns) of the  
OTHER PART.

WHEREAS the lessors are authorised to give on lease godown  
more particularly described in Schedule hereinafter.

WHEREAS the Lessee has approached the Lessor to take the  
godown referred to above on lease for period of <sup>12.11.1991</sup> ~~five~~ years  
commencing from <sup>1-11-1991</sup> (more specifically described in the schedule  
hereinafter on a monthly rent of <sup>5438</sup> Rs. 3,500/- (Three Thousand Five  
Hundreded Only) and whereas the Lessor agrees to do so subject  
to the terms and conditions set out hereunder:

NOW THIS DEED OF LEASE WITNESSETH:

- Satisfactory*
1. This lease shall be effective from 1st July 1987 to 30th  
~~October 1992~~ <sup>JUNE 1994</sup> *BU*  
<sup>Nov 1991</sup>
  2. The Lessee shall pay a sum of Rs. 3,500/- per month plus  
Property Taxes extra.
  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 of the godown (more fully  
<sup>12-11-1991</sup> described in the schedule attached hereto) from 1.7.1987 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.  
<sup>31.03.85</sup>
  4. The Lessee has agreed to pay an amount of Rs. 21,000/- (Rupees  
Twenty One Thousand only) as advance before occupation on or  
<sup>12-11-1991</sup> before 1.7.1987, whichever is earlier.
  5. THE LESSEE FURTHER COVENANTS WITH THE LESSOR AS FOLLOWS:

minor repairs to the demised premises which the Lessee desires for its own convenience such as repairs to water taps, leaking faucets and other electrical installation etc., but shall not make any structural alternations in the premises. The Lessee shall bear the expenses of such minor repairs as mentioned herein above without recourse to the lessor.

- b) To surrender the vacant possession of the godown to the Lessor in good and tenantable condition subject to reasonable wear and tear.
- c) To pay consumption charges for electricity charges for electricity as per the meter reading to the electricity authorities respectively.
- d) To pay Municipal taxes (contonement property tax)
- e) To permit the Lessors and their employees and agents at all reasonable times to enter upon the said premises for the purposes of inspection and examination of the state and condition of the said premises.
- f) The Lessee shall have an option to terminate the agreement by giving three months notice in writing, after making a payment of the rent due for the notice period in advance.

6. THE LESSOR COVENANTS WITH THE LESSEE AS FOLLOWS:

- a) To maintain the godown in good and tenantable conditions and effect necessary periodical and structural repairs as may be required.
- b) To permit the Lessee to install and to take away from the godown fixtures and fittings and furniture, be...

ing to the Lessee.

7. The Lessor hereby agrees with the Lessee that on the expiry of the lease it will be renewed for a further period of <sup>10</sup>five years on <sup>25%</sup>33% increase over preceeding terms rent and deposit.

SCHEDULE

Approximately 1,450 Sq.Ft. on ground floor situated at plot No.8 & 9 at Rasoolpura, Secunderabad.

NORTH BY: R.T.C. (P) Ltd.,

SOUTH BY: Road

EAST BY: Blue Star Ltd.,

and WEST BY: Road

IN WITNESSETH WHEREOF the parties hereto, have set and subscribed their respective hands on this documents and plan on this day and year first above written.

WITNESSESS:

1. *[Signature]*  
P.A. Chaitanyawathi  
1-10-72/12  
Rasoolpura, Sec.  
2. *[Signature]*  
(S. SREKSHARAN)  
23/2 Grant Road,  
Bangalore 560001.

For MODI BUILDERS

LESSOR:

*[Signature]*  
Proprietor

For Sharp Distributors (P) Ltd.,

LESSEE:

*[Signature]*  
General Manager (Sales)