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P. Sampath Rao S/o. Rajeshwara Rao Hyd.

R.R. Wines. (proprietor) P. Sampath Rao.

LEASE AGREEMENT

THIS INDENTURE OF LEASE made at Secunderabad this the day of 5th January 1989 BETWEEN Shri.SATISH MODI (Karta of Satish Modi Hindu Undevided Family with Son Sourabh), hereinafter referred to as 'the LESSORS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the ONE PART

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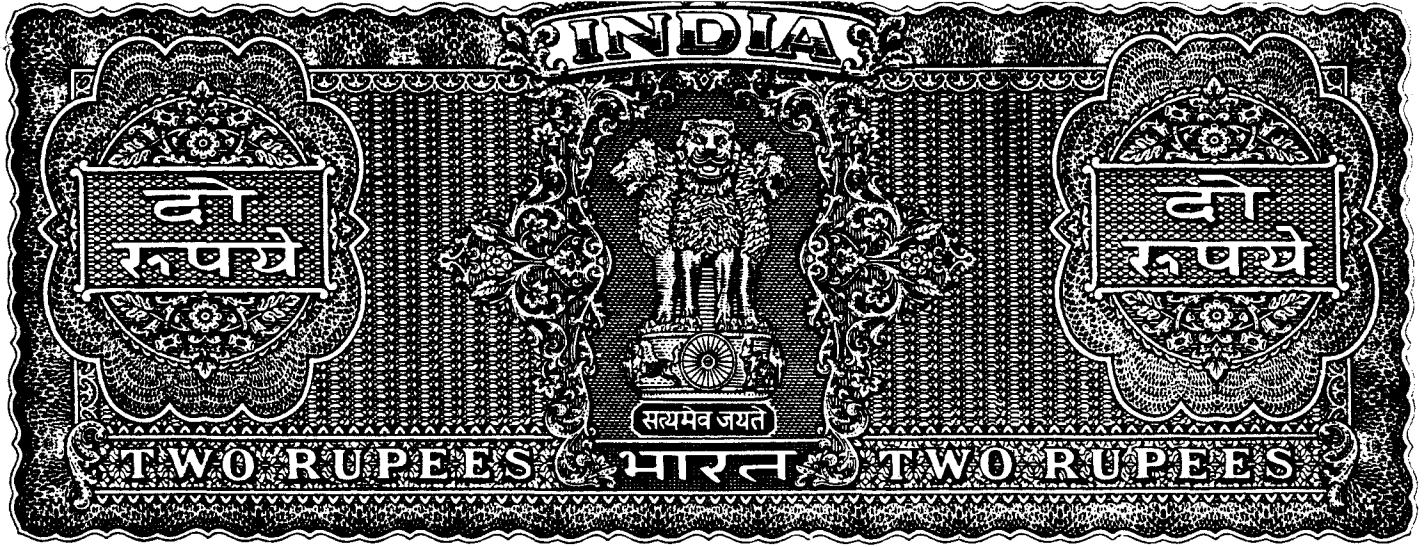
M/s.R.R.Wines represented by Shri.P.Sampath Rao S/o.Rajeshwara Rao aged 28 years resident of Begumpet, Hyderabad hereinafter referred to as 'the LESSEE' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successors and assigns) of the OTHER PART.

Whereas the Lessors are the Owners of an area of 1,053 S.Ft on the ground floor of the building situated at 8 & 9 Kasoolpura bearing Municipal/Cantonment No.1-20-272/B, Rasoolpura, Secunderabad described in the Schedule hereunder written hereinafter referred to as the 'the said premises'.

And whereas the Lessee being in need of the said premises admeasuring 1,053 S.Ft has requested the Lessor to grant to them a lease of the said premises for use as a godown for a period of 4 months and 10 days (from 22nd October '88 to 28th February '89) at a monthly rent of Rs.2,662-50 (Rupees Two Thousand Six Hundred and Sixty Two and paise Fifty only) including Municipal Taxes with a renewal option to the Lessee for a further period of 3 years as

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For R. R. WINES
Proprietor



17 5-1-89 2/-

P. Sampath Reddappa & Co. Rameshwara Reddappa Hyd

R. R. Wines (Proprietor) P. Sampath Reddappa

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hereinafter provided.

And Whereas the Lessors have agreed to grant to the Lessee the lease of the said premises as aforesaid on the terms and conditions agreed between the parties hereto.

NOW THIS INDENTURE WITNESSETH as follows:

1. In consideration of the monthly rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the Lessee to be paid observed and performed the Lessors do hereby demise unto the Lessee the said premises situated at 8 & 9 Kasoolpura, Secunderabad admeasuring 1,053 Sq.Ft for a period of 4 months and 10 days (i.e., from 22nd October '88 to 28th February '89) at a monthly rent of Rs.2,662-50 (Rupees Two Thousand Six Hundred and Sixty Two and paise Fifty only) and From 1st March '89 rent is Rs.3,195/-.
2. The Lessee doth hereby covenant with the Lessor as follows:
 - a) To pay the monthly rent ~~XXXXXXXXXXXXXXXXXXXX~~ to the Lessor or their authorised agent on or before the 5th day of each month in advance ;
 - b) To bear and pay the electricity charges in respect of the said premises ;
 - c) To use the said premises for the purpose of their godown
 - d) To permit the Lessors and their servants and agents at all

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For R. R. WINES
Proprietor

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reasonable times to enter upon the said premises for the purposes of Inspection and examination of the state and condition of the said premises.

3. THE LESSOR TO THE INTENT THAT OBLIGATIONS HEREIN CONTAINED MAY CONTINUE THROUGHOUT THE TERM HEREBY GRANTED DO HEREBY COVENANT WITH THE LESSEE as follows :

- a) To pay all rents, rates, taxes, cesses which may be levied or payable in respect of the said premises to the Government Municipal or other public body or local authorities.
- b) That the Lessee paying the monthly rent hereby reserved and observing and performing the several covenants and conditions on the part of the Lessee herein contained shall quietly and peaceably use and occupy the said premises during the period of the lease hereby granted without any interference, disturbance or annoyance by the Lessor, or by any person lawfully or rightfully claiming by from under or in trust for the Lessor or other wise howsoever.
- c) To permit the Lessee to place their name board at the appropriate place on the said premises.
- d) To grant to the Lessee renewal of the lease of the said premises for a further period of 3 (three) years i.e., from 1st March 1989 the rent is Rs.3,195/- (Rupees Three Thousand One Hundred and Ninety Five only) only on the expiry of the term i.e., 1-3-1989 to 29-2-1992 hereby granted at 20% increase thereon every three years.

4. The Lessee shall comply with the relevant provisions of law relations to the use of the said premises as also comply with the terms conditions stipulations and covenants contained therein. In case of any non-compliance thereof the Lessor shall be entitled to terminate the lease, after giving to the Lessee one month's notice in writing to remedy the breach complain of and on the Lessee failure to remedy the breach within the period of two months.

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For
Sd/-
Sd/-
Sd/-

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SCHEDULE OF PROPERTY

Godown area 1,053 S.Ft ground floor is situated 8 & 9 Rasoolpura, bearing Municipal/Cantonment No.1-20-272/B Secunderabad bounded on the

NORTH BY : R.T.C.(P) Ltd.,
SOUTH BY : Road
EAST BY : Blue Star Ltd.,
and WEST BY : Road

IN WITNESS WHERE OF THE Parties hereto have set and subscribed their respective hands on this documents and plans on this day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the within named Lessor. ~~.....~~ Shri.SATISH MODI in presence of

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X
X
X
X
X
X
Satish modi

- 1.
- 2.

SIGNED SEALED AND DELIVERED FOR and on behalf of the within named Lessee. M/s.R.R.Winēs by the hand of its representative Shri.P.Sampath Rao S/o.Rajeshwara Rao in the presence of

For R.R. Winēs
X
X
X
X
X
X
X
P. Sampath Rao

- 1.
- 2.

R.R. Winēs