

LEASE AGREEMENT

This Indenture of Lease made at Secunderabad this 1st the day of November 1991 between S.M. Modi HUF with Soham represented by its Estate Managing Firm M/s. Modi Builders, 1-10-72/2/3, Begumpet, Hyderabad - 500 016, in the hands of Shri. Satish Modi hereinafter referred to as the LESSOR (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include the partners constituting the said firm of S.M. Modi HUF with Soham their principle heirs, executors, administrators and assigns) and of the One Part.

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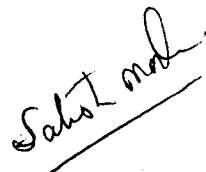
M/s. Prakash Parcel Services Pvt. Ltd., having its Head Office at No. 36, Richmond Road, Bangalore - 560 025 represented by its Regional Manager, Mr. Navnit Shah, S/o. Shantilal Shah hereinafter referred to as the LESSEE (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include their successors and assigns) of the Other Part.

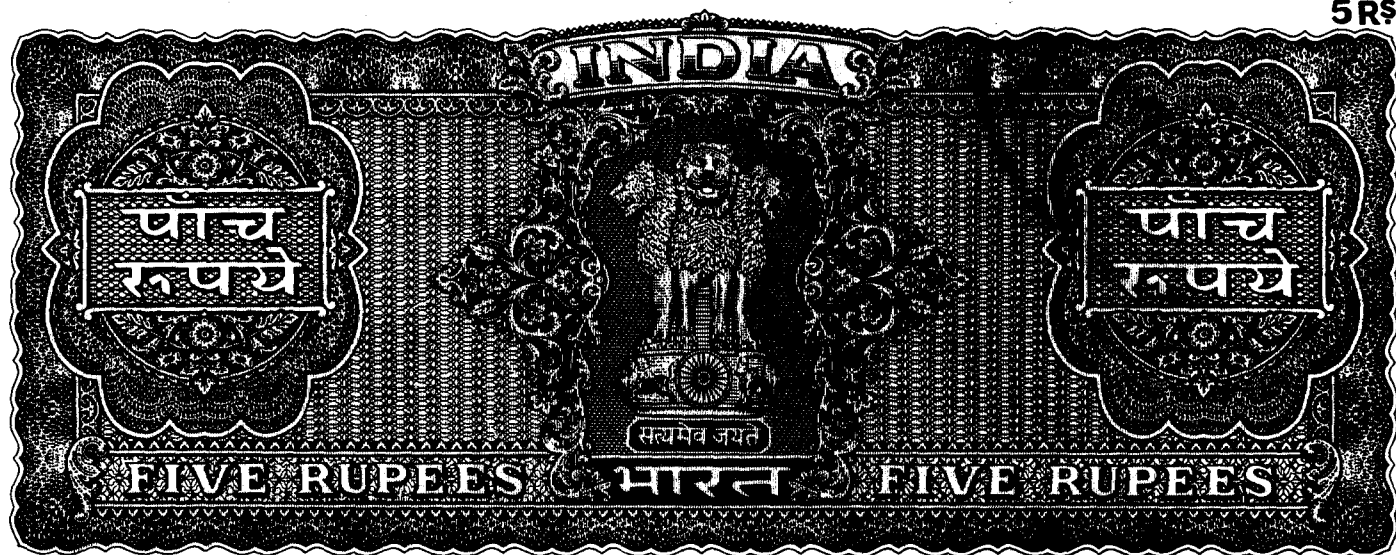
WHEREAS the LESSOR are authorised to give on lease godown more particularly described in Schedule hereinafter.

WHEREAS the LESSEE has approached the LESSOR to take the godown referred to above on lease for period of three years commencing from 1-11-1991 more specifically described in the schedule hereinafter on a monthly rent of Rs. 5,438/- (five thousand four hundred thirty eight only) and whereas the LESSOR AGREES to do so subject to the terms and conditions setout hereunder:

NOW THIS DEED OF LEASE WITNESSETH:

1. This lease shall be effective from 1st November 1991 to 31st October 1994.
2. The LESSEE shall pay a sum of Rs. 5,438/- per month payable in advance on or before 5th of each calander month. Property tax to be borne by the LESSEE and the tax challan/receipt xerox copy should be submitted to the LESSOR.



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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 described in the schedule attached hereto) from 1-11-1991 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 agreed to pay an amount of Rs. 32,625/- (Rupees thirty two thousand six hundred and twenty five only) as interest free deposit before occupation on or before 1-11-1991, whichever is earlier.
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 desired for its own convenience such as repairs to water taps, leaking faucets 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 of the LESSOR.
 - (b) To surrender the vacant possession of the godown to the LESSOR in good and tenable condition subject to reasonable wear and tear.
 - (c) To pay consumption charges of electricity as per the meter reading to the electricity authorities respectively.
 - (d) To pay municipal taxes (cantonment property tax).
 - (e) To permit the LESSORS and their employees and agents at all reasonable times to enter upon the said premises for the purpose 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 CONVENANTS WITH THE LESSEE AS FOLLOWS:

- (a) To maintain the godown in good and tenatable 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, belonging 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 three years on 25% increase preceeding terms rent and deposit.

SCHEDULE

Approximately 1,450 sq.ft. on ground floor situated at plot No. 8 and 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 1st of November 1991.

WITNESSESS:

1.

G. Kanakara
(G. KANAKARA)

LESSOR

Satish Reddy

2.

Sonal
(SONAL)

LESSEE

[Signature]