



8602 29/3/96 100/-  
S.N. .... Date .... Rs. ....

Sold to B. U. Kumar  
B. Chandu Das  
Fungicides (I) Ltd  
A.P. 711A  
subd

V. S. MOHAN  
Stamp  
R.No. 44,90, Madhavali,  
44-326, R. R. DIST.

LEASE AGREEMENT

This Indenture of Lease made at Secunderabad this the 29th day of March 1996 between

Satishchandra Modi HUF With Son Soham represented by its Karta 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 Satishchandra Modi Huf with son Soham their principle heirs, executors, administrators and assigns on the One Part.

AND  
Corporate

M/s. Fungicides (India) Ltd., having its Head Office at H-88, Vidya Palace, South Ext - 1, New Delhi - 110049 represented by its Branch Manager (South) Mr.M.Vijay Mohan S/o.Shri.M.Shyam Mohan aged 42 years residing at 176/A, Nehru Nagar, Street No.6, Secunderabad 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.

S. M. MODI HUF WITH WIFE SON SOHAM

X Satish Modi  
(KARTA)

Page 1. / FUNGICI.DOC: 1 :

M. C. FUNGICIDES (INDIA) LTD.

M. Vijay Mohan  
Branch Manager (South)

WHEREAS the LESSOR are authorized 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 01/03/1996 more specifically described in the schedule hereinafter on a monthly rent of Rs. 7,300/- (Rupees Seven thousand Three hundred only) and whereas the LESSOR agrees to do so subject to the terms and conditions set out hereunder :

**NOW THIS DEED OF LEASE WITNESSETH :**

1. This lease shall be effective from 1st March, 1996 to 28th February, 1999.
2. The LESSEE shall pay a sum of Rs. 7,300/- (Rupees Seven thousand Three hundred only) per month payable in advance on or before 5th of each calendar month
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 1st March 1996 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 paid an amount of Rs. 50,000/- (Rupees Fifty Thousand only) towards interest free rent deposit.
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.

S. M. MODI & CO. PRIVATE LIMITED SURAT

X Satish Modi

(Sole Proprietor)

For FUNGICIDES (INDIA) LTD.

Subiraj Chatterjee  
Branch Manager (South)

- (d) 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.
- (e) 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, 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 (3) years subject to the clause pertaining to the enhancement of rent.

8. The Lessee shall enhance the rent by 8% compounded at the end of every year.

SCHEDULE OF PROPERTY


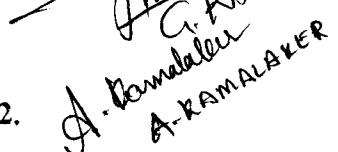
Approximately 1,550 Sq.ft., on ground floor situated at plot No. 8 and 9 bearing cantonment No. 1-20-272/A, Rasoolpura, Secunderabad - 500 003.

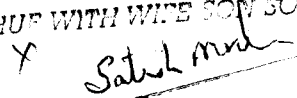
NORTH BY	Prakash Parcel Service Pvt. Ltd.
SOUTH BY	Road
EAST BY	ITW Signode Limited.
WEST BY	Road.

IN WITNESSETH WHEREOF the parties hereto, have set and subscribed their respective hands on this document on this the 29th day of March, 1996.

S. M. MODI HUF WITH WIFE SON SOHAM

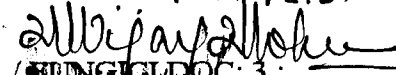
WITNESSES:

1.   
G. KRISHNA RAO
2.   
A. KAMALAKER

  
LESSOR (KARTAR)

LESSEE

UNICIDES (INDIA) LTD.

  
Page 3. / BRINGIOLD/DOC: 3  
Manager (South)