



S. No. 2423 Date 30/5/2002 Rs. 10020 15128 AP 23 IT
 Sold to M.C. Modi Education Trust
 For Whom Sdf Jcu

L. G. Chimalgi
 LEELA G. CHIMALGI
 STAMP VENDOR
 L. No. 15 97 C. No. 12/2000
 5-4-187/3 A, Cellar,
 Opp: V.S. Snow Room,
 Rantgunj, SEC'BAD-3,

LEASE AGREEMENT

This **LEASE AGREEMENT** executed at Secunderabad on this the 1st day of June, 2002
 be and between:

M/s. Pelican Services , represented by Mr. Benedict Ceaser S/o..M. Phillip, R/o.Plot
 No.12, Shameerpet, Secunderabad 500 014., hereinafter referred to as the “**LESSEE**”,
 which term shall mean and include whenever the context may so require its successors-
 in-interest.

AND

M. C. Modi Educational Trust, represented by its trustee Mr. Pramod Modi having its
 office at 5—187/3 & 4, 3rd Floor, M. G. Road, Secunderabad – 500 003 hereinafter
 referred to as the “**LESSOR**”, which term shall mean and include whenever the context
 may so require its successors-in-interest, witnesseth as follows:

The **LESSOR** is the owner of a portion of premises No. 5-4-187/3 & 4, consisting of land
 and upper structure including therein basement and three floor situated at M. G. Road,
 Secunderabad – 500 003. The **LESSEE** has requested the **LESSOR** to grant on lease a
 portion of the said building on the terms and conditions specified as under.

For M. C. Modi Educational Trust

Trustee

For PELICAN SERVICE

Proprietor

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the **LESSOR** doth hereby grant and the **LESSEE** doth hereby taken on lease a portion of building consisting of about 200 sft of office space, and about 30 sft of godown space, more particularly described at the foot at the foot of this document, on the following terms and conditions.

1. The **LESSEE** shall pay a rent of Rs. 1,440/- (Rupees One Thousand Four Hundred and Fourty Only) per month exclusive of Water & Electricity Consumption charges.
2. The **LESSEE** shall not pay any Security Deposit.
3. The Lease shall be for a period of 3 years, commencing from 1st July 2001
4. This agreement of lease between the said **LESSOR** and the said **LESSEE** can be terminated only by the **LESSEE** with an advance notice of three months, the **LESSOR** shall not terminate this agreement of lease before the expiry of the lease period.
5. The **LESSEE** shall have the option to renew this Lease Agreement subject to the conditions that the renewal shall be for a period of 3 years and an increase in rent by 20% over the prevailing rent, shall be paid to the **LESSOR**.
6. Both the **LESSOR** and the **LESSEE** hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
7. The expenses of Stamp Duty and Registration charges of the Lease Deed and all other incidental expenses shall be borne by the **LESSEE** in full.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The **LESSEE** shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the **LESSOR**.
2. The **LESSEE** shall pay and bear the Water & Electricity consumption charges apart from the rent.
3. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
4. The **LESSEE** shall permit the **LESSOR** or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.
5. The **LESSEE** shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
6. The **LESSEE** shall utilize the demised portion for its office and for any other allied business but shall not use the said portion for residence or any illegal activity.
7. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this lease in favour of anyone.
8. The **LESSEE** shall pay electricity consumption charges for the said premises.
9. The **LESSEE** shall pay maintenance charges @ Rs.0.40 ps/sft to the **LESSOR** or the association in charge of maintenance of the building, subject to increase from time to time.

For M. C. Modi Educational Trust

Trustee

For PELICAN SERVICE

Proprietor

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The **LESSORS** agree not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes all the covenants without default as specified above.
2. The **LESSORS** agree to pay the property tax, water charges and other taxes pertaining to the leased premises.
3. The **LESSORS** agree to allow the **LESSEE** to remove the electrical fittings and any other such system that the **LESSEE** has installed at their own cost at the time of vacating the floor on the expiry of the lease, or on termination of the lease.


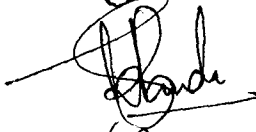
DESCRIPTION OF THE DEMISED PORTION

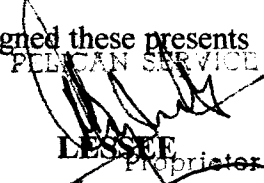
About 200 sft of office space on the second floor and about 30 sft of godown space on the ground floors forming a portion of the premises bearing No. 5-4-187/3 & 4, consisting of land and superstructure bounded on the:

North By : Premises to belongs to Luharuka & Associates
South By : Common Passage
East By : Common Passage
West By : Office Space leased to Marvel Weavers Ltd.

IN WITNESS WHEREOF the **LESSEE** and the **LESSORS** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. 
(G. K. Rao)
2. 
(P. Solomon)


For **PELLICAN SERVICE**
LESSEE
Proprietor
For M. C. Modi Educational Trust
LESSOR
Trustee