



S No. 14536... Date 22/11/97 Rs. 50/-

Sold to..... Christopher.....

Sl/o Datto R. Gobell.....

For Whom M.C. Modi Educational Trust Sec

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L.No. 75/96 R/31/12/97
Court Compound
SECUNDERABAD CONTD. EN

LEASE AGREEMENT

This **LEASE AGREEMENT** executed at Secunderabad on this the 28th day of November, 1997 by and between:

M/s. Fryfo Pvt Ltd., represented by its Director Mr. K. S. Menian, having its registered office at 'Dhannur', Sir P. M. Road, Fort, Bombay 100 001, 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 5-4-187/3 & 4, 2nd 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 floors 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.

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 200sft of office space, about 50sft of bathroom space on the terrace and about 30sft of godown space, more particularly described at the foot of this document, on the following terms and conditions:

For M.C. Modi Educational Trust

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Trustee

Fryfo Private Ltd..



No. 14539 ... 28/1/92 Rs. 50/-

Christopher
R. Gabelt
M.C. Modi Educational Trust Seibai

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1. The Lessee shall pay a rent of Rs. 1000.00 (Rupees One Thousand 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 1995.
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 any number of times, subject to the conditions that the renewals shall be for a period of 3 years each and increase in rent by up to 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.

For M.C. Modi Educational Trust

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Trustee,

Fyrfo Private Ltd.

[Handwritten signature]

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 enhance the rent by 20% over the prevailing rent at the end of every 3 years.
5. The Lessee shall permit the Lessor or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.
6. The Lessee shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
7. The Lessee shall utilise 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.
8. The Lessee shall not sub-let any portion of the premises or transfer the rights under this lease in favour of anyone.

THE LESSORS 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 200sft of office space on the second floor, about 50sft of bathroom space on the terrace and about 30sft 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:	Office space leased to Luharuka & Associates
SOUTH BY:	Common Passage
EAST BY:	Common Passage
WEST BY:	Office space leased to R. S. Patnakar

IN WITNESS WHEREOF the Lessee and the Lessors have signed these presents on the date and at the place mentioned above.

WITNESSES:

- 1.
- 2.

LESSEE

For M.C. Modi Educational Trust

LESSOR
Fyrfo Private Ltd.

Trustee