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 Mod Properties & Investments Pvt Ltd
 Managing Director
 Mr. Soham Modi

M. J. Ahmed
 S. V. L. No. 5/99,
 Ch. S. Satish Kumar, Hyderabad,
 500 015

LEA S E A G R E E M E N T

THIS LEASE AGREEMENT is entered on this the 3rd day of April 1999 at Secunderabad between:-

1. Modi Properties & Investments Pvt Ltd having its Registered office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Managing Director Mr. Soham Modi.
2. Shri. Sourabh Modi S/o. Shri. Satish Modi aged 28 years residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad

hereinafter referred to as the **LESSORS** (which term and expression wherever the context so admits shall mean and include her respective heirs, legal representatives, successors, administrators, executors and assigns) of THE ONE PART.

A N D

1. Shri. M. Rohini Kumar, S/o. Shri. M. V. Krishnaiah, aged 25 years, residing at Flat No.407, Aditya Apartments, Punjagutta, Hyderabad.
2. Shri. Ch. S. Satish Kumar, S/o. Shri. Ch. Satyanarayana, aged 32 years, residing at H.No.1-24-82, Indira Nagar Colony, Lothukunta, Secunderabad - 500 015.

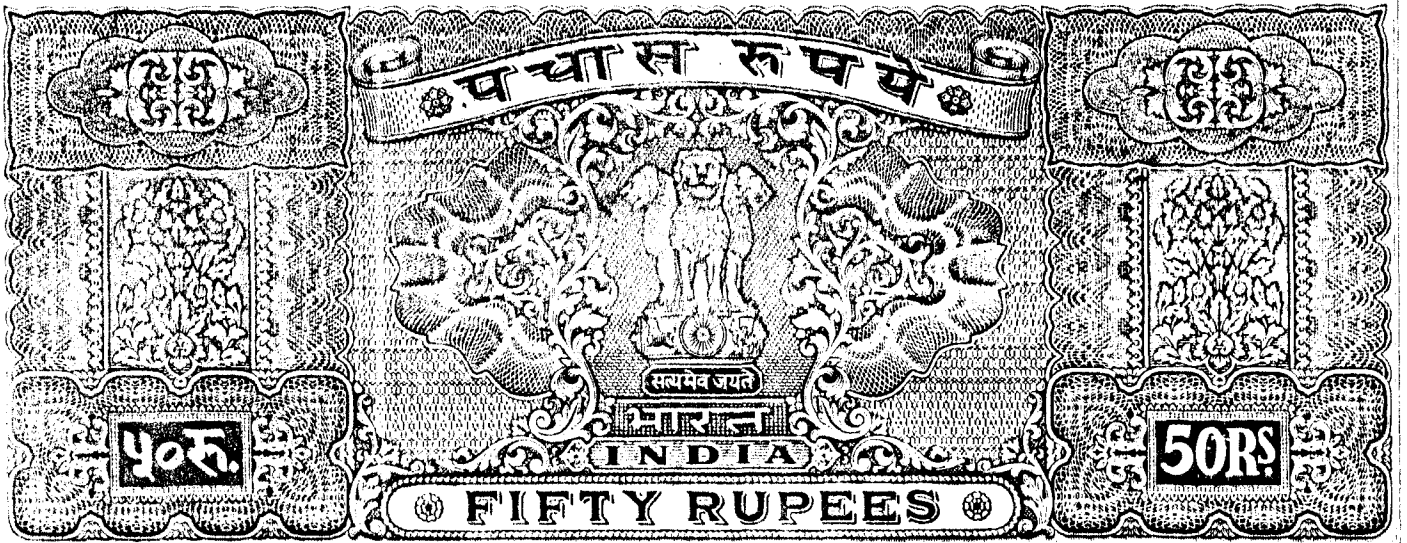
hereinafter referred to as the **LESSEES** (which term and expression wherever the context so admits shall mean and include its successors-in-interest and title) of the OTHER PART.

For Modi Properties & Investments Pvt Ltd:

Soham Modi
 DIRECTOR

Sourabh Modi

M.V. Rohini Kumar
Ch. Satish Kumar



125/3/4/97 80/-
 Sold to M. S. Ahmed
 1/6, G. Road, Secunderabad - 500 003
 For Modi Properties & Investments Pvt. Ltd.
 1/6, G. Road, Secunderabad - 500 003

M. S. Ahmed

M. S. Ahmed
 S. V. L. C. No. 5/99.
 C/63, J. J. Nagar, Neredmet,
 R. R. DIST

WHEREAS :

Under the Lease Agreements dated 10th February 1997 the **LESSORS** are authorised to sub-lease the office premises admeasuring 1,500 S.ft. on Second Floor of the building known as Soham Mansion, bearing premises no. 5-4-187/3 & 4/6, situated at M. G. Road, Secunderabad - 500 003, hereinafter referred to as the **SCHEDULED PREMISES**, more fully described at the foot of this agreement.

The **LESSEES** have requested the **LESSORS** to grant on lease the **SCHEDULED PREMISES** in the above said building and the **LESSORS** agreed to give on Lease on the terms and conditions specified as hereunder:

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the **LESSORS** doth hereby grant and the **LESSEES** doth hereby taken on Lease the portion of the Second Floor of the building known as Soham Mansion admeasuring 1,500 S.ft more particularly described at the foot of this document, on the following terms and conditions:

1. The **LESSEES** shall pay a rent of Rs. 15,000/- (Rupees Fifteen Thousand only) (Rs. 7,500/- towards rent and Rs. 7,500/- towards amenities charges) per month exclusive of electricity consumption charges, subject to the Clause pertaining to the enhancement of rent contained hereunder. The said monthly rent of Rs. 15,000/- shall be paid on or before the 10th day of the following month.
2. The **LESSEES** shall pay the monthly rent and amenities charges in the following manner:
 - Rs. 7,500/- (Rupees Seven Thousand Five Hundred Only) to the **FIRST LESSOR**; and
 - Rs. 7,500/- (Rupees Seven Thousand Five Hundred Only) to the **SECOND LESSOR**.

For Modi Properties & Investments Pvt. Ltd.

Ran Moh
 DIRECTOR

For Modi *M. S. Ahmed*
Ch. Shrinani

3. The **LESSEES** shall pay an amount of Rs. 1,20,000/- (Rupees One Lakh and Twenty Thousand only) as interest free security deposit, which shall be refunded by the **LESSORS** to the **LESSEES** at the time the **LESSEES** vacates and hands over vacant possession of the SCHEDULED PREMISES.
4. The Lease shall be for a period of 3 years, commencing from 1st April 1999. This Agreement of Lease between the said **LESSORS** and the said **LESSEES** can be terminated by either of the parties with an advance notice, in writing, of six months.
5. The lease can be extended for a further period of 3 (Three) years, on mutually agreed terms with a protected increase of 7% in the rent and amenities charges at the end of each year.
6. That the **LESSEES** shall be entitled to use one reserved car-parking space in the building. Additional common parking space is also available.
7. The **LESSORS** and the **LESSEES** 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.
8. The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the **LESSEES** in full.

THE LESSEES HEREBY COVENANTS AS UNDER:

1. The **LESSEES** shall pay the rent regularly for each month on or before the 10th day of the following month.
2. The **LESSEES** shall pay and bear water and electricity consumption charges apart from the rent.
3. The **LESSEES** shall pay building maintenance charges amounting to Rs. 690/- (Rupees Six Hundred and Ninety only) per month towards maintenance, security and water charges to the **LESSORS**, subject to increase from time to time.
4. The **LESSEES** agrees to pay the property and any other tax, rates, cess payable in respect of the SCHEDULED PREMISES to any authority within whose jurisdiction the SCHEDULED PREMISES is situated.
5. The **LESSEES** shall keep the SCHEDULED PREMISES in a neat and habitable condition.
6. The **LESSEES** shall carry out all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
7. The **LESSEES** shall utilise the SCHEDULED PREMISES for its office, including its associated companies in the group, but shall not use the said portion for residence or any illegal activity.

Properties & Investments Pvt. Ltd.

[Signature]
DIRECTOR

x *[Signature]*

[Signature]
M.V. Rohit

[Signature]
Ch. Shree

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8. The **LESSEES** shall not carry out any business related sale/consumption/distribution of liquor in the SCHEDULED PREMISES.
9. The **LESSEES** shall not sub-let any portion of the SCHEDULED PREMISES or transfer the rights under this Lease in favour of anyone.
10. The **LESSEES** shall enhance the rent by 7% p.a. Compounded, at the end of every year.
11. The **LESSEES** shall not make any structural additions or alterations in the scheduled premises
12. The **LESSEES** shall place their signboard/name board only in the places designated by the **LESSORS**.
13. The **LESSEES** shall permit the **LESSORS** or anyone authorised by it, to inspect the SCHEDULED PREMISES, at all reasonable hours of the day.
14. The **LESSEES** shall bear the cost of enhancement of the existing Electrical Power Supply and pay any additional consumption deposit or other charges that may be payable from time to time to the concerned authorities

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The **LESSORS** agree not to cause any hindrance to the **LESSEES** in the enjoyment of the SCHEDULED PREMISES provided the **LESSEES** observes without default as specified above.
2. The **LESSORS** agree to allow the **LESSEES** to remove the electrical fittings, air conditioning and any other systems, that the **LESSEES** has installed at their own cost at the time of vacating the SCHEDULED PREMISES.

SCHEDULE OF THE LEASED PROPERTY

A Portion of the Second Floor of the building known as Soham Mansion bearing premises No. 5-4-187/3&4/6 admeasuring about 1,500 S.ft. situated at M.G.Road, Ranigunj, Secunderabad - 500 003 and bounded as follows:

NORTH:	20 ft. Passage and Neighbours Building
SOUTH:	M/s. Patny Controls Pvt Ltd
EAST:	M. G. Road
WEST:	M/s. Luharuka & Associates and Fyrfo Co.

IN WITNESS THEREOF THE **LESSORS** AND THE **LESSEES** have set their respective hands and seals on the day, month and year first above written.

Witnesses:

1.

[Signature]
G. KANAKARAO

2.

[Signature]

(S. UNIKATESWARAO)

For Modi Properties Investments Pvt. Ltd.

1. *[Signature]*
MANAGING DIRECTOR

2. *[Signature]*
LESSEES

1. M. V. *[Signature]*
2. Ch. *[Signature]*