



102-2-1981-100/3323
Chris Apparels
R. Anbell
Girijabai Modi
Charitable Trust

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad on this the 2nd day of January 1998 by and between:-

M/s. Aruna Apparels a partnership firm having its office at 1-8-50/7/10, Krishna Nagar Colony, P. G. Road, Secunderabad - 500 003 represented by its partner Shri. K. Sunil Kumar S/o. Shri. K. Surya Prakash aged about 34 years Occupation: Business residing at 1-8-50/7/10, Krishna Nagar Colony, P. G. Road, Secunderabad - 500 003 hereinafter referred to as the "LESSEE"

(which term shall mean and include whenever the context may so require its successors -in-interest).

AND

Smt. Girijabai Modi Charitable Trust having its office at 1-10-176, Begumpet, Hyderabad - 500 016 represented by its trustee Shri. Pramod Modi S/o. Shri. Manilal C. Modi residing at 1-8-165, P.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).

WITNESSES
For Aruna Apparels
K. Sunil Kumar S/o. Shri. K. Surya Prakash
Partner

For Girijabai Modi Charitable Trust
Trusted:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

The **Lessor** is the **Owner** of about 485 sft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A Begumpet, Hyderabad - 500 016. The **Lessee** has requested the **Lessor** to grant on lease the above mentioned premises 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 **Lessor** doth hereby grant and the **Lessee** doth hereby take on lease a portion of building consisting of a portion of the ground floor of Modi House measuring 485 sft, more particularly described at the foot of this document, on the following terms and conditions:-

1. The **Lessee** shall pay a rent of Rs. 10,000/- (Rupees Ten Thousand Only) per month exclusive of Water and Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The **Lessee** shall pay an amount of Rs. 1,08,000/- (Rupees One Lakh and Eight Thousand Only) as Security Deposit which shall be refunded by the **Lessor** to the **Lessee** at the time of vacating and satisfactory handing over of the premises. The **Lessee** shall not be entitled to any interest on the Security deposit lying with the **Lessor**s.
3. The Lease shall be for a period of Nine (9) years. This Agreement will be renewed on mutually agreed terms thereof. This agreement of lease between the said **Lessor** and the said **Lessee** can be terminated by the **Lessee** with an advance notice of three months.
4. The Lease has commenced from 1st January 1998.

THE LESSEE HEREBY COVENANTS AS UNDER:

1. The lease amount shall be paid by the **Lessee** before the fifth day of each calendar month in advance to the **Lessor** or his authorised agent.
2. The **Lessee** shall pay and bear the Water and 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 carry out all minor repairs and regular maintenance by way of colour wash etc., at its own cost.

For Aruna Apparaji

K. Srinivas Kalyan

Partner

For Girilalal Modi Charitable Trust

Trustee

5. The Lessee shall utilise the demised portion for its office/showroom and for any other allied business, but shall not use the said portion for residence or any illegal activity.
6. The Lessee shall not sub-let any portion of the premises or transfer the rights under this Lease infavour of anyone.
7. The Lessee shall enhance the rent by 8% compounded at the end of every year.
8. The Lessee shall permit the Lessor or anyone authorised by it, to inspect the demised portion at all reasonable hours of the day.

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The Lessor 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 Lessor agree to pay the property tax and other taxes pertaining to the leased floor.
3. The Lessor agree to allow the Lessee to remove the electrical fittings, false ceiling, air conditioning 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

All that piece of a portion of the ground floor of about 485 sft. of Modi House bearing Municipal No. 1-10-72/2/3/A Begumpet Hyderabad - 500 016 and bounded on the

NORTH BY	: Begumpet Main Road
SOUTH BY	: Neighbours Building
EAST BY	: Premises occupied by The Earth Shop
WEST BY	: Times of India Building

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

WITNESSES:

1. *Satish Modi*
S/O SATISH MODI
2. *K. Anil*
S/O K. Y. SURYAPRABHU

K. Satish Kicover
LESSEE

LESSOR
For Girilabai Modi Charitable Trust
[Signature]
Trustee