



S.No. 15908 DATE 2.11.96 Rs 100/-

89528 10-28-1-1

Sold to... Satish S/o Ch. R. Rao.
For whom... C.N.S. Expo Pvt. Ltd., Hyd.

M. Jyothirmayi
M. Jyothirmayi
STAMP VENDOR
LIC No 13/92, R.No 6198
Ameerpet, Hyderabad

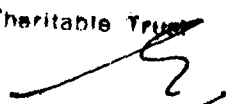
LEASE AGREEMENT

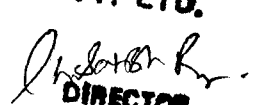
This LEASE AGREEMENT executed at Secunderabad, on this the 2nd day of November, 1996 by and between:

M/s.C.N.S.Expo Pvt. Ltd., having its registered office Flat No.103, J.M.Apartments, Begumpet, Hyderabad represented by its Directors 1). Shri Ch.Satish Rao, Son of Shri Ch.Rajeshwar Rao, aged 27 years residing at Flat No.103, J.M.Apartments, Begumpet, Hyderabad 2). Shri.N.Sridhar Reddy S/o.Shri.Ananth Reddy, residing at H.No.18-5-554, Outside Aliabad, Hyderabad- 500 057 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. Late Shri Manilal C. Modi residing at 1-8-165, S.D. Road, Secunderabad - 500 003, hereinafter referred to as the "LESSOR", which terms shall mean and include whenever the context may so require its successors-in-interest:

For Girijabai Modi Charitable Trust

Trustee

For CNS - PO PVT. LTD.
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DIRECTOR

Now this agreement witnesseth as follows:-

The Lessor is the owner of about 330 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 taken on lease a portion of building consisting of a portion of the ground floor of Modi House measuring 330 sq. ft, more particularly described at the foot of this document and shown in detail in the plan annexed hereto, 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. 1,30,000/- (Rupees One Lakh and Thirty 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 Lessors. The deposit will be paid on the date of signing this agreement.
3. The lease shall be for a period of three (3) 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 already commenced from 1st Sepetember 1996.

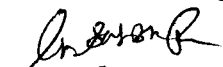
THE LESSEE HEREBY COVENANTS AS UNDER:-

- 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.

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For

EXPO PVT. LTD.


DIRECTOR

For Girijabal Modi Charitable Trust


Trustee

- 4) The Lessee shall carryout all minor repairs and regular maintenance by way of colour wash etc., at its own cost.
- 5) The Lessee shall utilize 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 in favour 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 authorized 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 330 sft of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 bounded on the:-

NORTH BY Begumpet main Road
SOUTH BY Neighbours Building
WEST BY :Times of India Building
EAST BY :Part of the Premises No. 1-10-72/2/3/A

For Girilabai ModiCharitable Trust


Trustee

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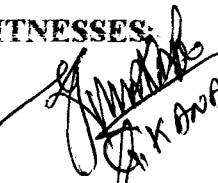
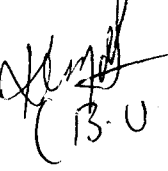

For CNS EXPO PVT. LTD.

DIRECTOR


DIRECTOR

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


WITNESSES:

1. 
K. K. ANANDARAO
2. 
(B. U. Kumar)
For CNS EXPO PVT. LTD.

DIRECTOR

LESSEE
For CNS EXPO PVT. LTD.

DIRECTOR  DIRECTOR

LESSOR

For Girilal Modi Charitable Trust

Trustee