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Kumar
Chandrasekhar S
Smt. Girijabai Modi
Chari Lalai Trust

[Signature]
P. RAMA SUBBAMMA
STAMP VENDOR
U.No. 15.56, S.No. 14/1883
4-2-1991, OLD BHOIGUDA,
SECUNDERABAD-A. P.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 9th day of November 1995 by and between:

M/s. Relevant Technologies Pvt. Ltd., represented by its Director Shri Yogesh Ralli, Son of Late Shri N.I. Ralli, aged 46 years, having its registered office at 39, Dhanalaxmi Society, Mahindra Hills, Secunderabad, 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, witnesseth as follows:-

RELEV.DOC

For Girijabai Modi Charitable Trust

[Signature]
Trustee

For Relevant Technologies Pvt. Ltd.

[Signature]
Director

whereas the Lessee is in occupation of the premises bearing No 1-10-72/2/3/A, Ground Floor, Modi House, Begumpet, Hyderabad 500 016 vide Lease Agreement dated 16th January 1995 with the Previous Lessor Mr. Gourabh Modi.

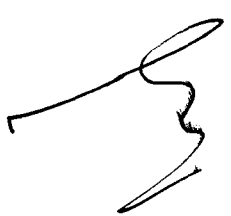
As per Sale Agreement dated 5th May 1995 the Lessor is the owner of about 485 sq ft on ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad 500 016 and the Lessee has requested the Lessor to continue as Lessee in the same premises on the terms and conditions specified as hereunder:

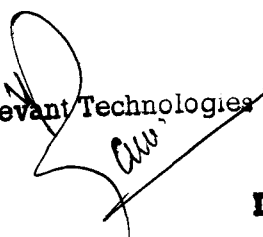
KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby allowed and the covenants agreed specified hereunder, the Lessor doth hereby grant and the Lessee doth hereby take on lease a portion of building consisting of a portion of the ground floor of **Modi House** measuring 485 sq. ft. more particularly described in the text 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. 7,200/- (Rupees seven thousand two hundred 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 paid an amount of Rs. 1,20,000/- (Rupees One lakh twenty thousand only) to the Previous Lessor Shri. Gourabh Modi as Security Deposit. The same amount was transferred to the Lessor by the Previous Lessor and the Lessor has accepted to take over the liability of refund of deposit 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.
3. The Lease shall be for a period of 9 (nine) years, commencing from 20th January 1995. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice of six months.
4. The Lease shall commence from January 20th, 1995.

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 and Electricity consumption charges apart from the rent.
3. The Lessee shall keep the demised portion in a neat and inhabitable condition.



For Relevant Technologies Pvt. Ltd.

Director.

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 on the Prevailing rent, however the first increase takes place on 20th January 1996 (20th January Nineteen Hundred and Ninty Six).
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 LESSOR HEREBY COVENANTS AS UNDER:

1. The Lessor agrees 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 agrees to pay the property tax and other taxes pertaining to the leased floor.
3. The Lessor agrees 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:

A portion of the ground floor of about 185 sq. ft. 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 |
| East By | : Vacant portion of Premises No. 1-10-72/2/3/A |
| West By | : Premises occupied by Times of India |

In witness whereof, the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. *J. Reddy*
2. *Kumari Bv s/o B. Chandan*

For Relevant Technologies Pvt. Ltd.
LESSEE

Aw
Director.

LESSOR.

For Girijabai Modi Charitable Trust

[Signature]
Trustee