



Sl. No. 2103 Date 31/1/2000 Rs. 100/- 76545  
 Sold to Pramod Chandra Modi <sup>Modi</sup> <sup>Manilal</sup>  
 for Whom <sup>AP-23-11</sup> C. Modi Rb secbad  
 K RADHA  
 STAMP VENDOR L No. 20/98  
 11-3-1141, GOKUL NAGAR,  
 HYDERABAD.

**LEASE AGREEMENT**

This LEASE AGREEMENT made and executed at Secunderabad, on this the 31<sup>st</sup> day of January, 2000 by and between:-

M/s. Link Well Tele Systems represented by Mr. A. Krishna Prasad, son of Shri. A. Subba Rao, aged about 43 years having its office at 1-8-165 to 179/2, Usha Kiran Complex, S. D. 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

Shri. Pramodchandra Modi, son of late Sri. Manilal Modi, aged 59, resident of 1-8-165 to Prenderghast Road, Secunderabad hereinafter referred to as the “LESSOR”, (which term shall mean and include whenever the context may so require his successors-in-interest;

For Linkwell Tele Systems Pvt. Ltd.  
 K. Anand  
 Managing Director.

X  
 KPH  
 [Signature]

The LESSOR is the owner of a portion of the third floor of the building known as "USHA KIRAN COMPLEX" situated at Sarojini Devi Road, Secunderabad 500 003 admeasuring 2,770 Sq.ft bearing Municipal No. 1-8-167 to 179/2/C hereinafter referred to as the said premises. The LESSEE has taken on lease the said premises from the Lessor for a period of 3 years (i.e., 01/02/1996 to 31/01/1999) vide lease agreement dated 30th January 1996. The LESSEE has requested the LESSOR to renew the lease for the said premises for a further period of 6 (six) years (i.e., from 01/02/1999 to 31/01/2005), 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 renew the lease on the following terms and conditions:-

- 1) The LESSEE shall pay a rent of Rs. 6,925/- (Rupees Six Thousand Nine Hundred and Twenty Five 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. 1,26,000/- (Rupees One Lakh Twenty Six 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.
- 3) The lease shall be for a period of three years, commencing in retrospect from 1<sup>st</sup> February 1999. 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 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.
- 5) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.
- 6) The lease shall be extended only on mutually agreed terms.

**THE LESSEE HEREBY COVENANTS AS UNDER:-**

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> 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 habitable condition.
- 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, including its associated companies in the group, 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% compound 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 agreed 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.

For Linkwell Telecoms Ltd;

1/PRANM  
Managing Director.

P. M

- 2) The LESSOR agreed to pay the property tax and other taxes pertaining to the leased floor.
- 3) The LESSOR agreed 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 a portion on third floor admeasuring 2770 sq. ft. bearing Municipal No. 1-8-167 to 179/2/C, forming a part of the building "USHA KIRAN COMPLEX", situated at Sarojini Devi Road, Secunderabad - 500 003, bounded on the:-

**NORTH BY :** Premises occupied by M/s. Ramtech Corporation.  
**SOUTH BY :** Premises No. 1-8-165 to 179/3.  
**EAST BY :** S. D. ROAD.  
**WEST BY :** Part of the Premises No. 1-8-165 to 179/C.

**IN WITNESS WHEREOF,** the LESSEE and the LESSOR have signed these presents on the date and at the place mentioned above.

**WITNESSES:-**

1. *J. Suresh*  
*Y.S.R. Murthy*

2.

**For Linkwell TeleSystems Ltd,**

*K. Anand*

**LESSEE**  
Managing Director.

*Pramodchandra Modi*  
**LESSOR**  
**(Pramodchandra Modi)**



S. No. 2468 Date 17-9-99 100/- 48672  
 Sold to Pramod Chandra Modi AP 23 11  
 S/o. Manilal C. Modi  
 For Whom Set Sec B 2

L. G. Chimalgi  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 Licence No: 13/97  
 5-4-76, A, Cellular  
 Opp: IVS Show Room,  
 Rajinji, SEC'BAD - 3.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad on this the 1<sup>st</sup> day of October 1999, by and between:

M/s. Link Well Tele Systems represented by Mr. A Krishna Prasad, son of Shri A Subba Rao, aged about 43 years having its office at 1-8-165 to 179/2, Usha Kiran Complex, S.D.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);

A N D

Shri Pramod Chandra Modi, son of late Shri Manilal Modi, aged 59 years, resident of 1-8-165, Prenderghast Road, Secunderabad, hereinafter referred to as the "LESSOR" (Which term shall mean and include whenever the context may so require his successors-in-interest witnesseth as follows);

The Lessor is the absolute owner of 1,800 sft on the ground floor of the building known as "USHA KIRAN COMPLEX",

For Linkwell Telesystems Ltd.

+ K Anandhu  
 Managing Director.

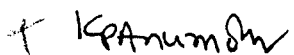
Page 1 / Linkwell Leasc. Agrmt

bearing MCH No. 1-8-165 to 179/2 situated at S.D.Road, Secunderabad, herein after referred to as the said premises. The Lessee has taken on lease the said premises from the Lessor for a period of 5 years which expires on 30<sup>th</sup> September 1999. The Lessee has requested the Lessor to renew the lease for the said premises for a further period of 5 years and the Lessor has agreed to renew the lease on the terms and conditions specified as hereunder:

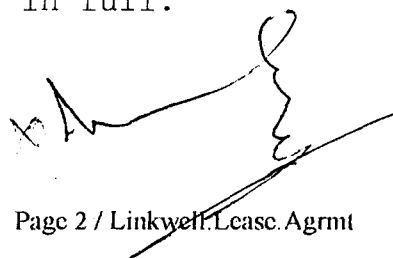
**KNOW ALL MEN BY THESE PRESENTS THAT** in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the Lessor doth hereby grant and the Lessee doth hereby taken on lease a portion on the ground floor of the building known as "USHA KIRAN", measuring 1,800 sq.ft more particularly described at the foot of this document, on the following terms and conditions:

1. The Lessee shall pay a rent of Rs. 11,000/- (Rupees Eleven 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. 1,29,600/- (Rupees One Lakh Twenty Thousand And Six Hundred 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.
3. The lease shall be for a period of five years, commencing from 1<sup>st</sup> October 1999. 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 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.
5. The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the Lessee in full.

For Linkwell Telesystems Ltd,



Managing Director,



THE LESSEE HEREBY COVENANTS AS UNDER:

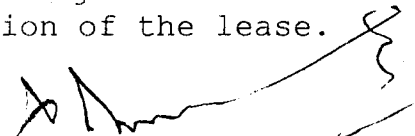
1. The Lessee shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the Lessor.
2. The Lessee shall pay and bear the Water and Electricity consumption charges apart from the rent.
3. The Lessee shall keep the demised portion in a neat and habitable condition.
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, including its associated companies in the group, 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 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.

For Linkwell Telesystems Ltd.

  
Managing Director.



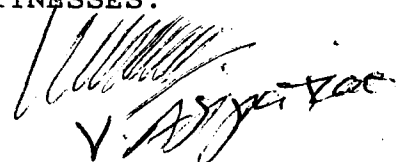
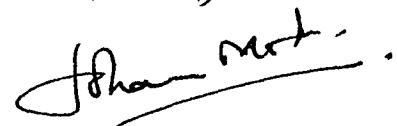
DESCRIPTION OF THE DEMISED PORTION

All that portion on the ground floor admeasuring 1,800 sq.ft in the building known as "USHA KIRAN" situated at Sarojini Devi Road, Secunderabad bearing premises No. 1-8-165 to 179/2 bounded on the:

NORTH BY:	Premises Occ. by M/s. Vorin Laboratories Ltd.
SOUTH BY:	Premises Occupied by Bitech & 20' private road.
EAST BY:	30' private road & premises occupied by Regal Sports.
WEST BY:	30' private road & Lions Bhavan.


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

WITNESSES:

1.   
V. Arjun Reddy
2.   
John M. T.

For Linkwell Telesystems Ltd;

  
LESSEE  
Managing Director.

  
LESSOR



E. No. 2469 Date: 9.10.99 SD: D  
 Sold to Pramod Chandra Modi  
 S/o Manilal C. Modi  
 For Whom: Per: S. S. S. S.

L. G. Chimalgi  
 LEELA G. CHIMALGI  
 STAMP VENDOR  
 Licence No: 13/97  
 5-4-75, A, Cellular  
 Opp: TVS Show Room,  
 Ranigunj, SEC'BAD - 3

### GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad on this the 1<sup>st</sup> day of October 1999 by and between:

M/s. Link Well Tele Systems represented by Mr. A Krishna Prasad, son of Shri A Subba Rao, aged about 43 years having its office at 1-8-165 to 179/2, Usha Kiran Complex, S.D.Road, Secunderabad - 500 003, hereinafter referred to as the "HIREE", (which term shall mean and include whenever the context may so require its successors-in-interest);

A N D

Shri Pramod Chandra Modi, son of late Shri Manilal Modi, aged 59 years, resident of 1-8-165, Prenderghast Road, Secunderabad, hereinafter referred to as the "OWNER" (Which term shall mean and include whenever the context may so require his successors-in-interest witnesseth as follows);

The HIREE has taken on lease vide Lease Agreement dated 1<sup>st</sup> October 1999 a portion on the ground floor in the Building known as "USHA KIRAN COMPLEX" bearing No. 1-8-167 to 179/2 situated at Sarojini Devi Road, Secunderabad, admeasuring 1,800 sq.ft from the OWNER. At the request of the HIREE, the OWNER has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

Page 1 / Linkwell.Amenities.Agrmt

For Linkwell Telesystems Ltd,

Managing Director.

X  
 [Handwritten signature]



NOW THIS DEED WITNESSETH AS UNDER:

1. The **HIREE** shall pay amenities charges of Rs. 10,600/- (Rupees Ten Thousand Six Hundred Only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenities charges by 8% compounded at the end of every year.
3. The **HIREE** shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the **OWNER**.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **OWNERS** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.

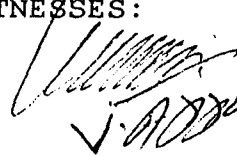
PARTICULARS OF AMENITIES:

1. Maintenance of common areas.
2. Provision of generator for lifts and common area lighting.
3. Provision of Security.
4. Provision of common parking area.
5. Provision of windows and doors.
6. Provision of sanitary fittings.

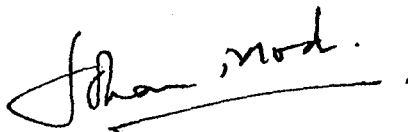
IN WITNESSES WHEREOF the **HIREE** and the **OWNER** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

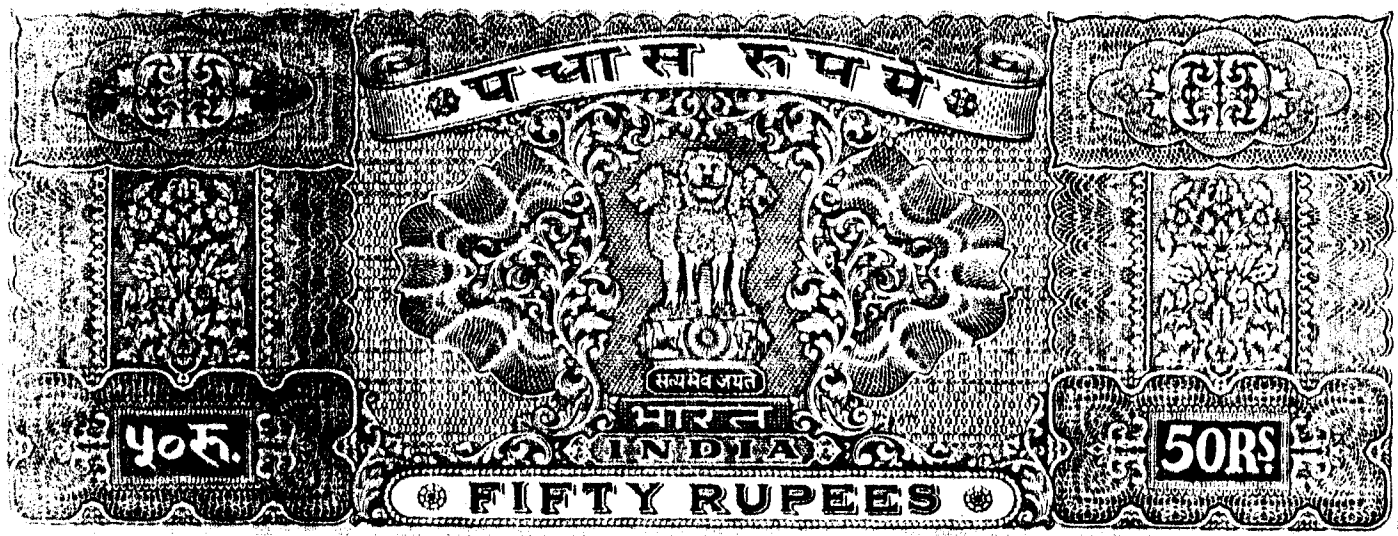
  
V. A. D. Rao

2.

  
John, mod.

  
OWNER

For Linkwell Telesystems Ltd.  
  
HIREE  
Managing Director.



1671 20.1.96 50-  
Kumar No.  
Chandrababu S.K.  
Prasad. C. Modi  
M/s. Pramod. C. Modi S.C.

*[Handwritten Signature]*  
11.9  
1996  
M/s. Pramod. C. Modi S.C.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 5th day of January, 1996 by and between:-

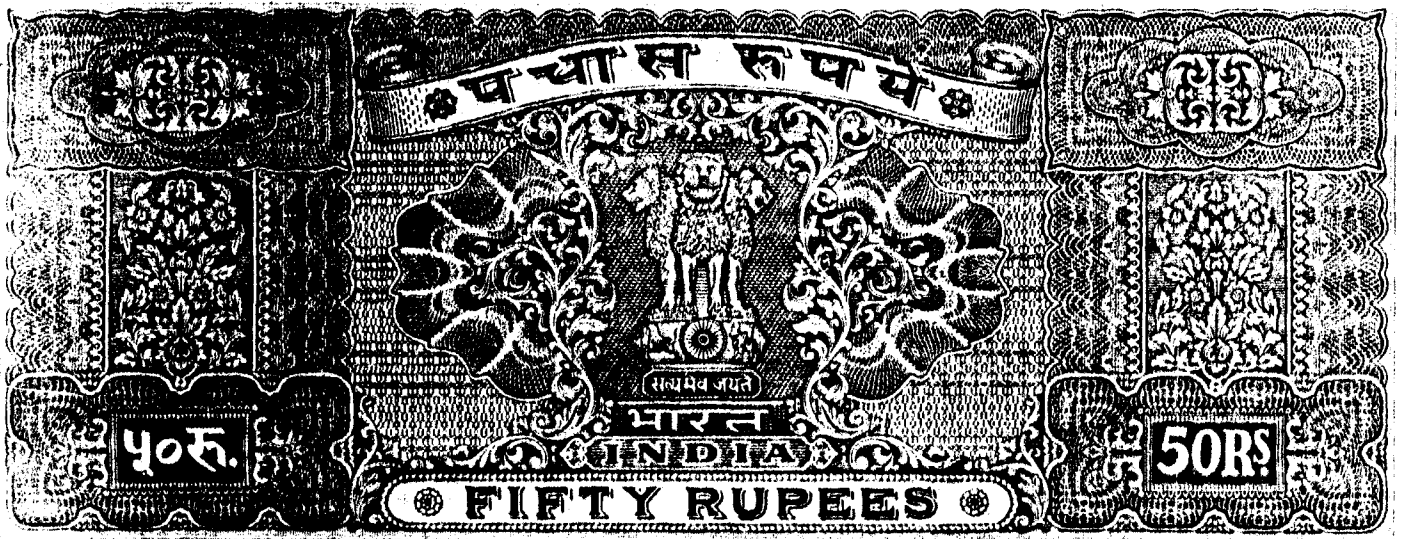
M/s. Link Well Tele Systems represented by Mr. A. Krishna Prasad, son of Shri A. Subba Rao, aged about 35 years having its Office at 1-8-165 to 179/2, Usha Kiran Complex, S.D. Road, Secunderabad - 500 903, hereinafter referred to as the "LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

Shri. Pramodchandra Modi, son of late Sri Manilal Modi, aged 53, resident of 1-8-165 Prandrabast Road, Secunderabad hereinafter referred to as the "LESSOR", (which term shall mean and include whenever the context may so require its successors-in-interest as follows)

*[Handwritten Signature]*

Karanumdu



1672 20.1.96 50/-  
Kumar 810  
Chandrabas - S.C.  
86 promoted: C. Modi  
86 manager: C. Modi S.C.

*[Signature]*  
P. P. ...  
...  
... 05/1988  
...  
...

The Lessor is the owner of a portion of premises No. 141 consisting of land and superstructure including therein premises No. 1-8-165 to 179/C which includes the building "USHA KIRAN" consisting of basement, ground plus three floors situated at Sarojini Devi Road. The Lessee has requested the Lessor to grant on lease a portion on the above said building and the Lessor 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 Lessor doth hereby grant and the Lessee doth hereby taken on lease a portion on the third floor of the building of "USHA KIRAN" measuring 2770 sq. ft (approx), more particularly described at the foot of this document, on the following terms and conditions :-

- 1) The Lessee shall pay a rent of Rs. 13,000/- (Rupees Thirteen Thousand only) per month exclusive of Water and Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

K. Panandhu

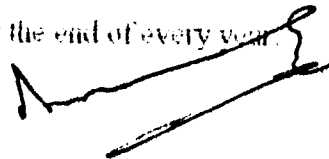
*[Signature]*

- 3) The Lessee shall pay an amount of Rs 1,26,000/- (Rupees One Lakh Twenty Six Thousand only) as Security Deposit, subject to the clause pertaining to the enhancement of 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.
- 3) The lease shall be for a period of three years, commencing from 1st February 1996. 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 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.
- 5) The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the Lessee in full.
- 6) The lease shall be extended for a further period of six (6) years, subject to the clause pertaining to the enhancement of rent.

3.00 LESSEE HEREBY COVENANTS AS UNDER:-

- 1) The Lessee shall pay the rent regularly per each month on or before the 7th 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 habitable condition.
- 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, including its associated companies in the group, 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 the Lease in favour of anyone.
- 7) The Lessee shall enhance the rent by 8% compounded at the end of every year.

Kp Anumdu



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 agreed 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 agreed to pay the property tax and other taxes pertaining to the leased floor.
- 3) The Lessor agreed 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 a portion on third floor admeasuring 2770 sq ft. of the building "USHA KIRAN", situated at Surojit Devi Road, forming a part of premises No. 111 consisting of land and superstructure including therein premises No. 1-8-165 to 179/C bounded on the:-

- |            |   |   |
|------------|---|---|
| TO HAVE BY | : | Premises Occ. by M/s Ramtech Corpn.       |
| TO HAVE BY | : | Premises No. 1-8-165 to 179/C.            |
| TO HAVE BY | : | S.D. Road.                                |
| TO HAVE BY | : | Part of the Premises No. 1-8-165 to 179/C |

IN WITNESS WHEREOF, the Lessee and the Lessor have signed these presents on the \_\_\_\_\_ day of \_\_\_\_\_ at the place mentioned above.

LESSEE  
*Anand Mohi*  
(S. O. V. ABH. MODI)

*Pranodchandra Modi*  
LESSEE  
*[Signature]*  
LESSOR  
(Pranodchandra Modi)



The **HIREE** has obtained on lease vide Lease Agreement dated 30th January, 1996 a portion on third floor in the Building "USHA KIRAN" bearing No. 141(old), 1-8-107 to 179/C (New) situated at Surojini Devi Road, measuring 2770 sq. ft (approx) from the **Owner**. At the request of the **Hiree**, the **Owner** has agreed to provide amenities to the **Hiree** more fully described in the schedule. The **Hiree** has agreed to pay amenities charges for the said amenities apart from the rent payable to the **Owner**.

**NOW THIS DEED WITNESSETH AS UNDER:-**

- 1) The **Hiree** shall pay amenities charges of Rs.8,000/- (Rupees Eight Thousand only) per month apart from and along with the rent payable.
- 2) The **Hiree** shall enhance the amenities charges by 8% compounded at the end of every year.
- 3) The **Hiree** shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the **Owner**.
- 4) The **Hiree** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
- 5) Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **Owner** shall be entitled to determine the lease and the **Hiree** shall give vacant possession of the tenancy.

**PARTICULARS OF AMENITIES:-**

- 1) Maintenance of common area.
- 2) Provision of generator for lifts and common area lighting.
- 3) Provision of security.
- 4) Provision of exclusive parking for 1(One) car.
- 5) Provision of windows and doors.
- 6) Provision of sanitary fittings.

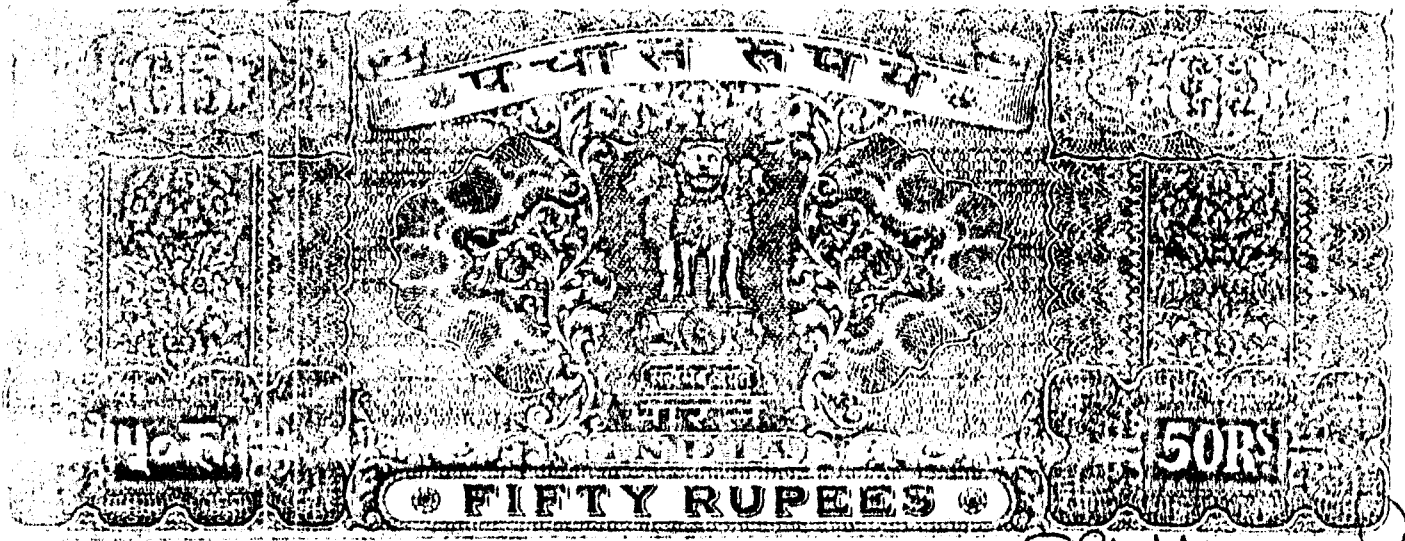
IN WITNESS WHEREOF, the **Hiree** and the **Owner** have signed these presents on this date and at the place mentioned above.

**WITNESSES:**

1. *Jayesh Modi*  
(SO GRABH MUDRI)
2. *R.S. G.*

*K. Anand*  
**HIREE**

*[Signature]*  
**OWNER**  
(Pranodchandra Modi)



16-9-96 10/-  
K. B. K. Naydu  
K. Kotiah Naydu - sec. to  
LINK WELL TELESYSTEMS

*[Signature]*  
V. SHYAM KUMAR  
Stamp Vender L. No. 8/93 Moula-Ali,  
44-326, Rangareddy Dist.

LEASE DEED

LEASE DEED executed at Secunderabad, on this the 15th day of September, 1994, by and between :-

M/s. Link Well Telesystems represented by Mr. A. Krishna Prasad s/o. Sri. A. Subba Rao aged about 34 years, having its registered office at "Link Well House", 1-8-307/2, Ministers Road Junction, Begumpet, Secunderabad herein after referred to as the "LESSEE", WHICH term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr. Pramodchandra Modi son of late Sri Manilal Modi, aged 55, resident of 1-8-165 Prenderghast Road, Secunderabad 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:-

For LINK WELL TELESYSTEMS,

*K. Pramodchandra*  
MANAGING PARTNER

Contd...2

*[Signature]*



The Lessor is the owner of a portion of premises No .141 consisting of land and superstructure including therein premises No 1-8-165 to 179 which includes the building "USHA KIRAN" consisting of basement, ground and three floors situated at Sarojini Devi Road. The Lessee has requested the Lessors to grant on lease a portion of the said building 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 "USHA KIRAN" measuring 1800 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.7000/- (Rupees Seven 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. 90,000/- (Rupees Ninety thousand only) as security deposit which shall be refunded by the Lessors to the Lessee at the 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 in the following manner:

1st installment : Rs 10,000/- (Rupees Ten Thousand only) on signing the agreement.

Last instalment : Rs 80,000/- (Rupees Eighty Thousand only) on occupation.

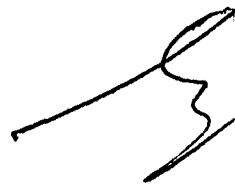
3) The lease shall be for a period of five years ,commencing from the date of this agreement. This agreement of lease between the said Lessor and the said Lessee can be terminated by any of the parties with an advance notice of six months.

4) The lease shall commence from October 1,1994.

Contd...3

For LINK WELL TELESYSTEMS,

*K. Anand*  
MANAGING PARTNER



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. If any TDS as per I.T. Law is to be deducted, it shall be deducted in the rent and the certificate shall be issued for the amount of deduction.
- 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.
- 4) The Lessee shall utilize 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 .
- 5) The Lessee shall not sub-let any portion of the premises or transfer the rights under this lease in favour of anyone.
- 6) The Lessee shall enhance the rent by 25% compounded at the end of every three years .
- 7) 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 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 and other taxes pertaining to the leased floor.
- 3) The Lessors 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.

Contd...4

For LINK WELL TELESYSTEMS,

*K. Anand*  
MANAGING PARTNER



**DESCRIPTION OF THE DEMISED PORTION:-**

A portion of the ground floor measuring 1800 sq.ft, of the building "USHA KIRAN" situated at Sarojini Devi Road, forming a part of premises No. 141 consisting of land and superstructure including therein premises No 1-8-165 to 179 bounded on the :-

NORTH BY : Regal Sports

SOUTH BY : Residential Building

EAST BY : Sarojini Devi Road

WEST BY : Lions Bhavan

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

**For LINK WELL TELESYSTEMS,**

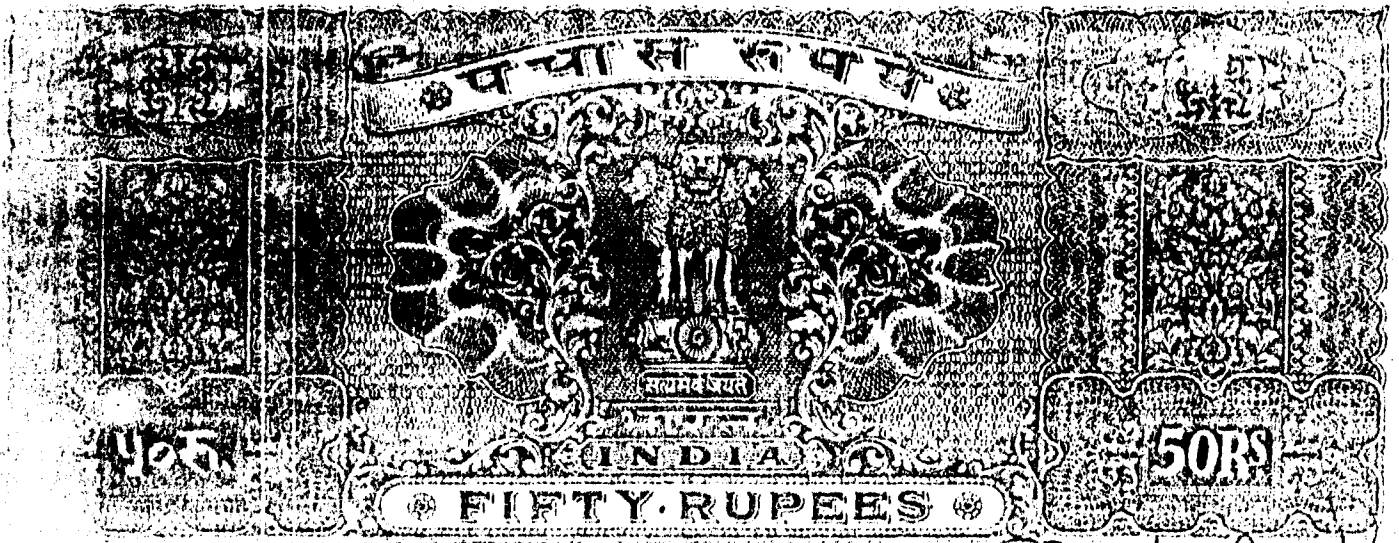
**WITNESSES:-**

1) *Soukabi Modi*  
SOUKABI MODI  
S/O SATISH MODI

2) *Solomon R Pawon*  
Solomon R Pawon

*Kranu D*  
MANAGING PARTNER,  
(1) LESSEE

*[Signature]*  
(2) LESSOR



14-9-94 50/-

K.B.K. Naidu.  
Koteiah Naidu - Sec'd  
LINK WELL TELE SYSTEMS.

V. SHYAM KUMAR  
Stamp Vender L. No. 8/93 Moula-Ali,  
44 320, Rangareddy Dist.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 15th day of September, 1994 by and between:-

M/s.Link Well Telesystems represented by Mr.A.Krishna Prasad, son of Sri A.Subba Rao ,aged 34 years, having its registered office at " Link Well", 1-8-307/2, Ministers Road Junction, Begumpet, Secunderabad hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest;

AND

Mr.Pramodchandra Modi, son of late Sri.Manilal Modi ,aged 53, resident of 1-8-165 Prenderghast Road, Secunderabad hereinafter referred to as the "OWNER", which term shall mean and include whenever the context may so require its successors-in-interest ,witnesseth as follows :-

Contd....2

For LINK WELL TELESYSTEMS,

  
MANAGING PARTNER

The HIREE has obtained on lease a portion of Premises bearing No 141, situated Sarojini Devi Road, consisting of a portion of the ground floor, measuring 1800 sq.ft from the Owners. At the request of the Hiree, the Owner has agreed to provide amenities to the Hiree more fully described in the schedule. The Hiree has agreed to pay amenities charges for the said amenities apart from the rent payable to the Owners.

**NOW THIS DEED WITNESSETH AS UNDER:-**

- 1) The Hiree shall pay amenities charges of Rs 6,500/- (Rupees six thousand five hundred only) per month apart from and along with the rent payable. If any TDS as per I.T. Law shall be deducted in the amenities charges and the certificate shall be issued for the amount deducted.
- 2) The Hiree shall enhance the amenities charges by 25% compounded at the end of every three years.
- 3) The Hiree shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the Owner.
- 4) The Hiree shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
- 5) Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the Owner shall be entitled to determine the lease and the Hiree shall give vacant possession of the tenancy.

**PARTICULARS OF AMENITIES:-**

- 1) Maintenance of common area.
- 2) Provision of lift.
- 3) Provision of security
- 4) Provision of windows and doors
- 5) Provision of sanitary fittings.
- 6) Plumbing.
- 7) Provision of common parking area.

Contd....3

**For LINK WELL TELESYSTEMS,**

*K. Anand*

**MANAGING PARTNER**



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

For LINK WELL TELESYSTEMS,

WITNESS:-

1) *Souresh Moh*  
# SOURABH MOOI  
S/O SATISH MOOI

2) *[Signature]*  
Solomon R BAWA  
B 7/18 JCH Colony  
New BHOIGUDA  
SECUNDERABAD - 500 380

*K Panum Sun*  
MANAGING PARTNER

(1) HIREE

*[Signature]*

(2) OWNER