



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G. Chimalgi  
C 484376

9209 16/12/06 100  
To: Pramod Modi  
By: M.C. Modi  
For: Self Secbad.

LEELA G. CHIMALGI  
STAMP VENDOR  
No. 92/2005  
5-4-76/A, Cellar, Ranigunj  
SECUNDERABAD-500 003

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT (the "Agreement") is executed at Secunderabad, on this the 16<sup>th</sup> day of December 2006 by and between:-

Shri Pramodchandra Modi, son of late Shri Manilal Modi, aged about 64 years, resident of 18-165 to Prenderghast Road, Secunderabad, 500 003, hereinafter referred to as the "HIRER"(which term shall mean and include whenever the context may so require its successors-in-interest);

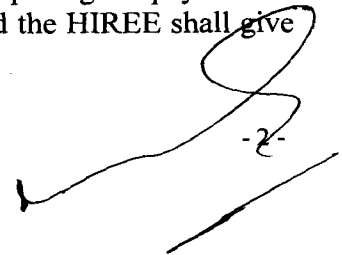
AND

M/s. LSG Sky Chefs (India ) Pvt Ltd., a private limited company incorporated under the Companies Act, 1956 having its principal office at Bagmane Enclave, C.V. Raman Nagar Post, Bangalore 560 093, India and branch at Hyderabad represented by its authorized representative Mr. Augustine Sane, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest) carrying on the business of airline catering and related services.

The HIREE has obtained on lease vide Lease Agreement dated \_\_\_\_\_ (the "LEASE"), the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003 (the "Scheduled Premises"), from the HIRER. At the request of the HIREE, the HIRER 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 HIRER. This agreement shall be part and parcel of the LEASE executed by the parties on \_\_\_\_\_.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities charges of Rs. 20,000/- per Sft (Rupees twenty Thousand Only) for total area of 1,860 sft. per month (as given in the SCHEDULE OF HIRE CHARGES FOR AMENITIES enclosed) apart from and along with the rent payable and Municipal Tax and subject to deduction of T.D.S under the Income Tax Act and deduction of service tax if any.
2. The HIREE shall pay amenities hire charges as per the SCHEDULE OF HIRE CHARGES FOR AMENITIES enclosed.
3. The HIREE shall deposit and keep deposited with the HIRER during the validity of this indenture an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) as a Security Deposit free of interest. The HIRER hereby warrants to pay the entire amount of deposit without any interest to the HIREE on the HIREE within fourteen (14) days on the HIREE vacating the Scheduled Premises.
4. The HIREE shall pay building maintenance charges amounting to Rs. 930/- (Rupees Nine Hundred and Thirty Only) per month to the HIRER, or to any other party that the HIRER may direct, towards the maintenance of common areas, common area security, water charges, etc., Such charges shall be subject to review and agreed upon by the parties from time to time.
5. The HIREE shall pay the hire charges and maintenance charges for each month on or before the 10<sup>th</sup> day of the calendar month in advance succeeding month to the HIRER. The first charges payment shall be apportioned according to the number of days in the month in which the provision of amenities is included.
6. The HIREE shall not be entitled to surrender the usage of amenities as long as the LEASE is subsisting.
7. This Agreement shall be automatically ceased upon the expiry or sooner termination of the LEASE.
8. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of LEASE. If the HIREE fails to settle the outstanding payment within fifteen (15) days after written notice has been give by HIREE requiring the payment to be made. HIRER shall be entitled to determine the LEASE and the HIREE shall give vacant possession of the Scheduled Premises.



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PARTICULARS OF AMENITIES

- 1) Provision of electric power connection.
- 2) Provision for common parking area
- 3) Provision for supply of water.
- 4) Provision to fix sign boards
- 5) Provision of toilets
- 6) Provision of doors & windows
- 7) Provision of lights & fans

SCHEDULE OF HIRE CHARGES FOR AMENITIES

15 <sup>th</sup> December 2006 to 30 <sup>th</sup> November 2007 ...	Rs. 20,000.00 per month
1 <sup>st</sup> December 2007 to 30 <sup>th</sup> November 2008 ...	Rs. 21,000.00 per month
1 <sup>st</sup> December 2008 to 31 <sup>st</sup> December 2009 ...	Rs. 22,050.00 per month

DESCRIPTION OF THE SCHEDULED PREMISES

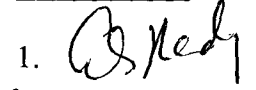
All that portion of the premises admeasuring about 1,860 sft. of super built-up area, bearing premises no. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003, marked in red in the plan enclosed and bounded by:

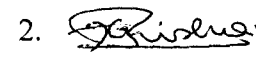
North By : Premises occupies by Neoteric Informatique Pvt. Ltd.  
South By : 30' common passage  
East By : 30' common passage & Premises occupies by Neoteric Inf. Pvt. Ltd.  
West By : 30' common passage

In witness whereof the HIREE and the HIRER have signed these presents on the date and at the place mentioned above.

**For LSG SKY CHEFS (I) PVT. LTD.**

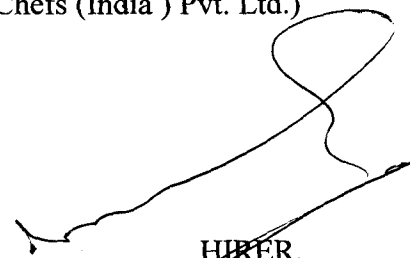
WITNESSES:

1.   
(G. SRINIVAS REDDY)

2.   
(GOBALA KRISHNA Y)

  
Augustine Sane  
General Manager

HIREE  
(LSG Sky Chefs (India ) Pvt. Ltd.)

  
HIRER,  
(Shri Pramodchandra Modi)