

11. The Lessee shall keep the schedule premises good and tenantable condition.

12. The Lessee shall not put up any permanent structures in or on the schedule premises without the written consent of the Lessor.

13. The Lessor shall pay the Corporation taxes in respect of the schedule premises.

14. The Lessee shall not cause obstruction to the occupants of premises adjacent to schedule premises or the other tenants of the lessor either by dumping his business material or otherwise.

15. The Lessor shall be entitled to inspect the schedule premises at all reasonable times with 24 hours notice to the lease.

16. The Lessee on Paying the rent hereby reserved and observing and performing the condition herein contend shall quietly and peacefully hold, passes and enjoy the schedule premises without any hindrance or disturbance.

17. Furnishing should be maintained as it is, In case of any damages to the furniture should be bounded by: LESSEE".

18. Lessee should clear the premises painted while vacating or the same charges to deduct in deposit amount.

SCHEDULE

The schedule Premises situated at No.20, Dharma Building Vinayaka Layout, 1st Main Road, Singena Agrahara Road, Near Huskur Fruit Market, Gulimangala, Bangalore-560100.

Consisting of Hall, Kitchen, Bedroom And Attached Bathroom With Electrical Facility And Annexure.

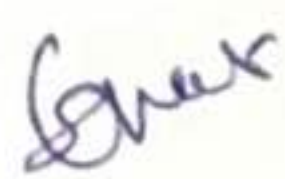
WITNESS WHERE OF THE ABOVE NAMED Owner and Tenant has approached and affixed their respective signatures to this agreement on the day month and year first above written.

WITNESSES:

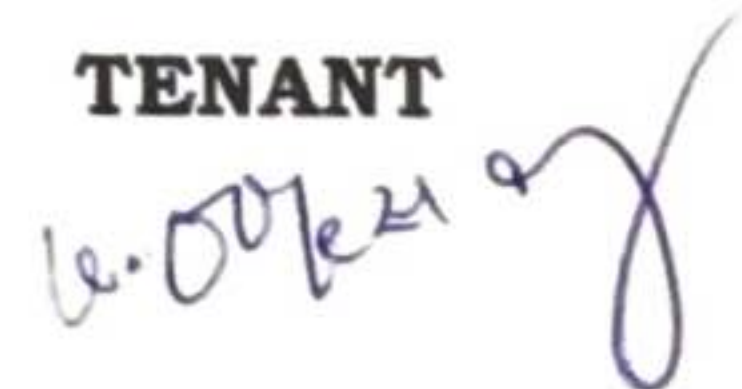
1.




OWNER



TENANT



K. MURALIDHARAN
M.Com. DMUS. DBM. DCA. LLB.
ADVOCATE & NOTARY
#340, 14th Cross, G.K. Layout,
Hosa Road, BANGALORE-100