

30. It is hereby further mutually agreed, and settled between the parties as follows:

(i). The LESSOR reserves the right to revise the service charge of the demised property after a period of 5(Five) years from the date of commencement of the LESSEE and to determine the rent of Service charge payable by the LESSEE from the time to time. The decision of the LESSOR as to what is the fair rent /service charges shall be final and binding upon the parties

(ii) The LESSOR reserves the right to all minerals and sub soil right in the demised property together with such right of way and other reasonable facilities as may be required for working, gathering and carrying away such minerals, earth oils, gold washing, coal, mines etc.

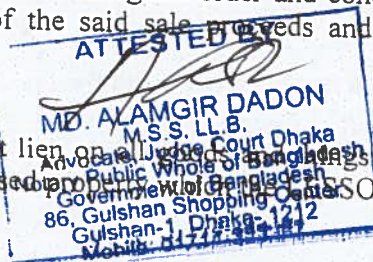
(iii) In the event of this lease Expiring by efflux of time and not by determination as aforesaid by the LESSOR.

(a). If the LESSEE be desirous of renewing his lease the LESSOR may at the cost of the LESSEE do so for such further period and on such terms, convenient as they may then determine; and

(b) If the LESSEE be not desirous of renewing the lease, he shall be at liberty to enter into or upon the demised property and remove all such building etc. erected by him for a period not exceeding three months from the expiry of this lease or such further time as the LESSOR may grant, on payment in advance of the rent for such period part of a month being always counted as a full month. Any thing (Including buildings and structures) not removed within the said period or any extension thereof, if any shall vest in and be the absolute property of the LESSOR free from all claims whatsoever from the LESSEE or any body and the LESSOR may remove the same and recover the cost of doing so from the LESSEE as public demand. under the public Demands Recovery Act.1913.

(iv) In the event of the LESSEE failing to quit or give peaceable possession of the whole of the demised property in clean and good order on condition on the determination of this lease under the terms of these presents or within such further time as may be allowed to the LESSEE, the LESSOR may forthwith re-enter into or upon the demised property and summarily eject the LESSEE or any other person or persons thereon without intervention of any court of law and may retain every thing found on the demised property as their absolute property free from all claims and encumbrances whatsoever from any body, including the LESSEE and or sell free such claims and encumbrances whatsoever all or any of goods or things found upon the demised property. The LESSOR may further have the demised property put into clean and good order and condition and all such cost be recovered from out of the said sale proceeds and or from the LESSEE.

31. The LESSOR shall have the first lien on all buildings including all buildings, structures etc. on the demised property. The LESSOR may sell



10 JAN 2019