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RENT AGREEMENT



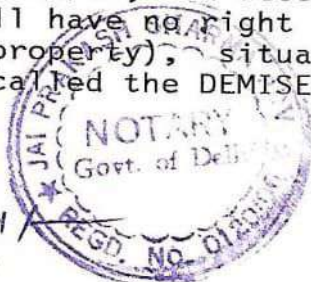
This Rent Agreement is made at Delhi on this 11th day of February 2010 between : SHRI MUKESH SHARMA SON OF SHRI RAM BABU SHARMA RESIDENT OF E-40, JAWAHAR PARK, LAXMI NAGAR, DELHI-110092, hereinafter called the LANDLORD/LANDLADY/FIRST PARTY.

AND

M/S. SRIPAD ASSOCIATES, through its Prop./Partner/Director Shri Venkataramana son of Shri A. Narayana Resident of A-5/59, Sector-18, Rohini, New Delhi-110089, (hereinafter called the TENANT/SECOND PARTY).

The expression of Landlord/Landlady/First Party and Tenant/Second Party shall mean both include theirs, heirs, successors, executors, legal representatives, and assigns respectively.

Whereas the Landlord/Landlady/First Party is/are the owner of ONE OFFICE NO. B-28/14, on Second Floor, building known as Maurya Complex, (shall have no right or concern with the remaining portion of the said property), situated at Laxmi Nagar, Delhi-110092, (hereinafter called the DEMISED PREMSIES).



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A. Venkataramana

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And Whereas the Tenant has/have agreed to take above said the above said office and the Landlord/Landlady has/have agreed to put the above said premises on rent to the said Tenant on a monthly rent of Rs.4500/- (Rupees Four Thousand Five Hundred Only) per month for a fixed period of eleven months, w.e.f. 11-02-2010. The said Tenant has/have also deposited a sum of Rs.4500/- (Rupees Four Thousand Five Hundred Only) , in advance with the Landlord/Landlady (towards the security amount) shall be refundable without interest at the time of vacation and handing over the physical vacant possession of the said Demised Premises.

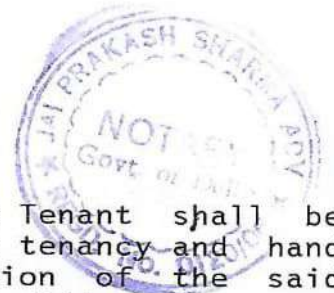
The following terms and conditions have been settled between the above said parties witnesseth as under:-

1. That the settled rent neither shall be reduced nor shall be enhanced by either party during the tenancy period.
2. That this Rent Agreement of the said demised premises shall be for a period of Eleven months, commencing from 11-02-2010.
3. That the monthly rent of Rs.4500/- (Rupees Four Thousand Five Hundred Only) shall be payable of 8th day every month in advance by the Tenant to the Landlord/Landlady.
4. That the electricity charges and water charges shall be payable by the Tenant to the said Landlord/Landlady as well as the concerned authority, but the House Tax, of the said premises shall be payable by the Landlord/Landlady.
5. That the above said Demised Premises shall be used for the Commercial purpose only by the Tenant and the said Tenant will not use the said Demised Premises for any other purpose or purposes. If he/she/they shall do so then the said Landlord/Landlady shall have full right to terminate this Agreement without any prior notice in this regard to the said Tenant.
6. That the Tenant will not sub-let the said demised premises under his tenancy and if he shall do so then the said Tenant shall be liable for the immediate ejectment from the said premises without any prior notice in this regard.
7. That the said security amount deposited by the Tenant (without interest thereon) shall be returned back to the Tenant at the time of expiry of the tenancy period, after adjustment of outstanding dues/bill, if any towards the Tenant.
8. That the Tenant shall not make any Additions, Alterations in the said demised premises under his tenancy, and if he shall do so, then the said Tenant shall be liable for the immediate ejectment from the said premises without any prior notice in this regard. And the said Landlord/Landlady will not be liable and responsible for invested money by the Tenant in the alteration/addition in any manner.

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[Signature]



9. That after the expiry of the settled period the Tenant shall be liable to vacate the said demised premises under his tenancy and hand over the actual, physical and quite vacant possession of the said demised premises to the Landlord/Landlady in good conditions.

10. That after the expiry of the settled period, if the Tenant desire to keep the said premises under his tenancy for further period, then a fresh Rent Agreement shall be got executed between the above said parties i.e. First Party and Second Party on the fresh terms and conditions only on consent of the Landlord/Landlady/First Party. If the said Landlord/Landlady do not want to extend the lease period then the said Tenant will hand over the peaceful physical vacant possession of the said Demised Premises to the said Landlord/Landlady.

11. That on the expiry of the settled period mentioned above from the date of possession of the premises, if the Tenant does not vacate the said premises, under his tenancy and does not hand over the vacant physical possession thereof, to the Landlord/Landlady then the Landlord/Landlady shall be entitled to get same vacated from the Tenant through the court of law and in the event of court proceedings all the expenses of the Landlord/Landlady shall be payable by the Tenant.

12. That the First Party and Second Party shall give one month written notice to each other before the termination of this Agreement during the Tenancy Period.

13. That after the expiry of the tenancy period i.e. Eleven months if the lease period may be extend by the Landlord/Landlady then the above said fixed rent shall be increased by 10% without in prior notice in this regard.

14. That the Landlord/Landlady himself/herself or through its representatives has full right to inspect the rented premises during the tenancy period at any reasonable time for the purpose of lookaftering and repairs of the said premises.

15. That the Second Party shall not store or stock any objectionable items, hazardous, offensive articles etc., in illegal activity in the above said premises during in tenancy period.

IN WITNESSES WHEREOF the both parties have put their respective signatures on this Rent Deed, on the day, month and year first above written.

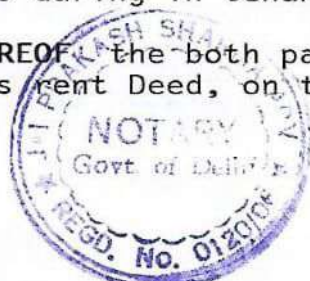
WITNESSES:-

1. *I Ramdev*

C/o Sripad Associates

2. *Bijendra*

C/o National Rubber



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LANDLORD/FIRST PARTY

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TENANT/SECOND PARTY