

RENTAL AGREEMENT

This Rental Agreement made and executed at Bangalore on this 1st day April two thousand eleven (01/04/2011), between Prof. K. Parthasarathy, S/o. Late T.S.Krishna Iyengar aged about 75 years, No. 46, Srinivasa, 2nd Main Road, Hanumanthanagar, Bangalore-560019, herein after called "LESSOR" (which expression shall where-ever the context so requires or permits mean and include here heirs, executors, administrators and assign) of the FIRST PART.

AND

Mr. Veerabrahmam Bathini, S/o Mr.Lingaiah Bathini aged about 28 years (Sr. Engineer-PSS working at Power Research and Development Consultants, #5, 11th cross, 2nd stage, West of Chord Road, Bangalore-560086, herein after called "LESSEE" (Tenant) of the SECOND PART.

WITNESSETH AS FOLLOWS:

1. The Lessor hereby covenants with Lessee and warrants that he is the owner and as such as the right and the authority to lease the First Floor of premises No. 146, Krishna Krupa, 3rd Cross, 1st Main, VHBCSL Layout, West of Chord Road, Bangalore-560086.
2. The Lessor hereby agrees to let to the Lessee the First Floor of the premises, No. 146, Krishna Krupa, 3rd Cross, 1st Main, VHBCSL Layout, West of Chord Road, Bangalore-560086 on the following terms conditions.
3. The Lessee will pay the Lessor for the premises herein described in the schedule, a monthly rent of Rs.8,000/- (Rupes eight thousand only). The rent shall be paid on or before 10th of each calendar month without deductions whatsoever. If the Lessee fails to pay the monthly rent in time, the Lessor shall have the liberty to resume the schedule premises without re-course to any action, legal or other wise.
4. The Lessee shall not pay any advance to the premises.
5. This rental agreement shall be valid for a period of twelve months, from the date of execution and subject to renewal on expiry of the above lease period on execution of

fresh LEASE-DEED on mutual consent.

6. Under no circumstances, the schedule premises shall be sublet or underlet to any one else but shall be used by lessee for his bonafide residence only.
7. The Lessee undertakes the full responsibility for the payment of all electric and water charges and receipts retained for record.
8. Additions or alterations shall not be made to th existing structure without written consent from the Lessor.
9. If any damage is caused to the schedule premises, the same shall be got repaired by the Lessee at his own cost.
10. The Lessee upon termination of this agreement will peacefully and quietly leave to the Lessor the possession of the said premises together with the fixtures and fittings as given below in substantially same condition by the lessee except for the normal wear and tear.
11. The Lessor or his authorized agent shall be permitted to enter schedule premises at all reasonable hours to inspect the same for its wear and tear.
12. Both the parties agree that this lease agreement may be terminated by the Lessee by giving three months notice in writing.

SCHEDULE

The first floor of the No. 146, VHBCSL Layout, 3rd cross, 1st Main, Bangalore-560086 bounded by

East by 147 and North by 161

West by Road and South by Road

ANNEXURE

1. Ceiling fan 48"
2. European closet
3. Wash basin with mirror-
4. Water geyser(25 ltrs)--
5. Solar water heater
6. Tube lights

Four numbers Two
numbers Two
numbers each 2 kA(
Johnson make) 150
ltrs (komal make) four
nos.

IN WITNESS WHEREOF the Lessor and Lessee have affixed their signature to this rental agreement on the day, month and the year first above written.

WITNESS

1.

LESSOR

1.

LESSEE

2.

2.