

Translation of lease deed from Kannada to English

Lease Deed

Date:18/10/2004

The lease agreement of scheduled property executed and registered on this day of 18th October 2004 in favour of Lakshmiddevamma Kavalappa Reddy Education Trust, Pandavapura, Pandavapura Taluk, represented by the President of the Trust here after called as leasee as one side. And another side scheduled land was executed as leaser by Sri B.K Balakrishna S/o B.K Kavalappa Reddy residing at Thyagaraja Colony, Pandavapura Town, Pandavapura Taluk as follows.

Where as the leasee in need of scheduled land for the purpose of running school and approached the leaser to lease the scheduled property as leasee to the leaser on following terms and conditions.

The leasee has to pay a monthly rent of Rs.50/-(Fifty) to the leaser and is leasee is to commence from 16/12/2003.

The leasee agrees to pay monthly rent regularly on or before the due dates without any default.

The period of lease is thirty years commencing from 16/12/2003

The leasee shall use the schedule land leased for the genuine purpose of the lease educational institution.

The leasee shall use the schedule land for the aforesaid purposes and objectives of the institution and the leasee has no right to subject the schedule land to third parties.

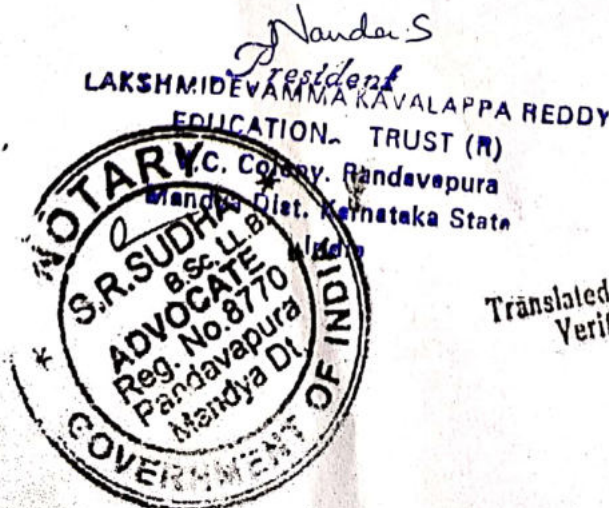
The leasee has not paid any advance or security deposit to the lessor.

The schedule portion of the land leased to the leasee is free from all encumbrances and charges.

The leasee agrees to keep the schedule land leased to the leasee in good and tenantable condition during the thirty years period of lease.

The leasee shall deliver possession of the schedule land to the lessor soon after the thirty years of period lease fixed under this agreement in good and tenantable condition without fail.

In case of any dispute arises the leaser should settle the dispute by their own costs.



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PRINCIPAL
LKR English Medium Higher Prima
and Secondary School
V. C. Colony, Pandavapura
Mandya Dist. - 571 434.

Translated From Kannada
Verified & Found Correct

Sudha 25/10/04
NOTARY, MANDYA