

THIS DEED OF LEASE AGREEMENT IS ENTERED INTO AT CHENNAI THIS 5th DAY OF September 2005

## BEWEEN

SRI KANCHI KAMAKOTI PEETATHIPATHI JAGADGURU SRI SANKARACHARYA SWAMIGAL, SRI MATAM No.1, Salai Street, Kanchipuram who by virtue of tradition does not sign any document but has given power to that effect to Sri.P.Neelakantan, S/o Sri Parameswara Jada Vallabar, residing at No.1, Salai Street, Kancheepuram to represent and sign on behalf (hereinafter called the Lessor which expression shall wherever the context so requires or admits unless repugnant to the context mean and include his, legal representatives, executors, administrators, successors-in-interest and assignees)

## AND

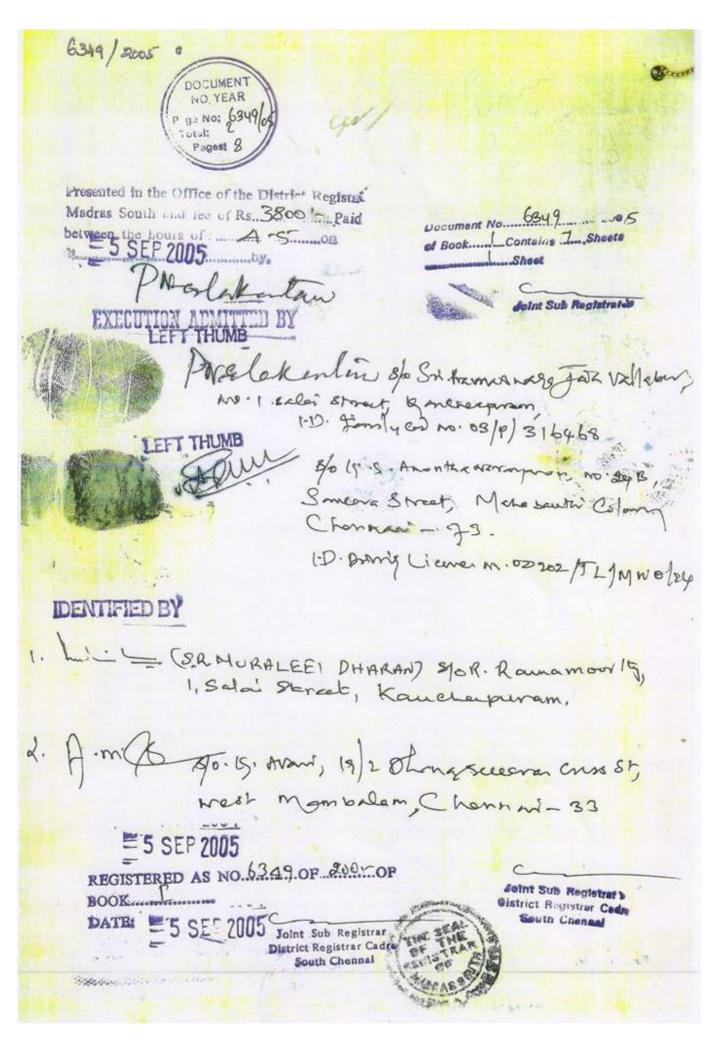
"SRI K.M.SUBRAMANIAM CHARITABLE TRUST" having its Office at No. 16/33, Ramanujam Street, T.Nagar, Chennai – 600 017, represented herein by its Foundar and Managing Trustee Sri A. SRIRAM, aged about 39 years, S/o Sri K.S. Ananthanarayanan residing at 24B, Sankara Street, Mahasakthi Colony Extn., Sembakkam, CHENNAI – 600 073 (hereinafter called the Lessee which expression shall wherever the context so requires or admits unless repugnant to the context mean and include its legal representatives, executors, administrators, successors-in-interest and assignees) Vide Texal Managing Tourism date of 3 000 2005 For Set Kaucht Romekett Poeten

FOR SREE K.M. SUBRAMANIAM CHARITABLE TRUST

Managing Trustee / Trustee

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WHEREAS the Lessor is the absolute Owner of the Land admeasuring about 13.5 grounds morefully described in the Schedule hereunder. (herein after called the Schedule Property) and offered the same to the Lessee on a Long Term Lease and the Lessee has accepted the same on the following terms and conditions:

- This lease agreement shall be in force for a period of 30 years with effect from the date of execution of this Deed of Lease Agreement.
- The Lessee shall carry on only the educational institution in the name and style of "Sree Sankara Bala Vidyalaya Golden Jubilee School" for the purpose of imparting education from primary level to higher secondary and advanced levels of education through a school and also to impart moral values and ethics of humanity, after obtaining necessary approvals, permission therefor from the respective government authority.
- The Lease Rentals for the schedule mentioned property let out hereunder is fixed at Rs.1,000/- (Rupees One Thousand only) payable monthly by the Lessee to the Lessor on or before 5<sup>th</sup> of every succeeding English Calendar Month.

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Managing Trustee / Trustee

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- 4. The Lessor has agreed to permit the Lessee to mobilize resources from various sources as may be required from time to time for the purpose of carrying on the construction of school and school related activities and to receive donations from public and philanthropists under its own name and issue necessary receipts for the aforesaid purpose of construction of the super structure or for any other allied activities and the Lessee is specifically permitted to display the names of the donors in the Building/Blocks constructed out of donations received from donors.
- 5. The Lessor authorizes the Lessee, at the cost of the Lessee, to put a permanent, temporary, semi-permanent super structure on the schedule mentioned property for the purpose of carrying on the educational activities and moral classes in accordance with the rules and regulations that are in existence and stipulated from time to time by the Department of Education, Tamil Nadu, Chennai Metropolitan Development Authority or Corporation of Chennai or any other Local Body Authorities.
- 6. The Lessee shall not sub-let or sub-lease the schedule mentioned property to any person or persons or nominees or any other educational institution and shall not either by themselves or through their nominees, carry on any other activity in the schedule mentioned property for any other purposes other than as set out hereinabove.

For SAFE A.M.

For Sti Kauchi Komokoti Peetam Supudgusu Sti Sankasocharya Swamigal Mutsi

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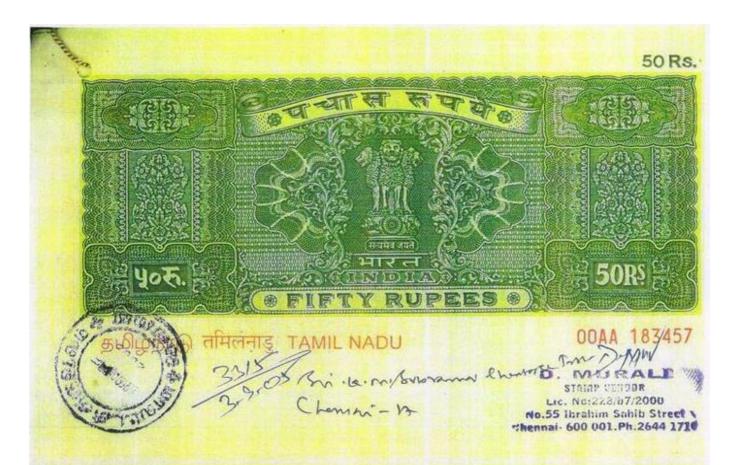


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- 7. In case the Lessee commits default either in payment of annual rent consecutively for a period of three years or acts in violation of the terms and conditions stipulated here above, the Lessor will be at liberty to terminate the Lease Agreement and evict the Lessee from the schedule mentioned property in as-is-where-is condition as on the date of termination of Lease.
- 8. The Lease Agreement can be terminated by either party by giving 3 months notice in advance in writing.
- The Lessee shall handover the schedule mentioned property with the super structure to the Lessor at the end of the lease period without any damages, demur or encumbrance and damages and the schedule mentioned property and the superstructure must be capable of being used in the same manner, as if it has been done by lessor in case the lease deed is not renewed for a further period.
- 10. The Lessee has agreed to pay all dues, water tax, electricity consumption charges, maintenance charges, if any, that are applicable to super structure thereon from the date of this lease deed till the date of completion of the lease period.

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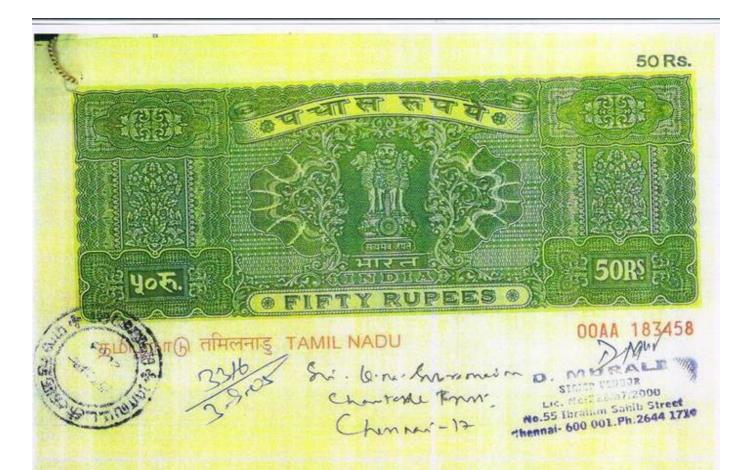
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- 11. The Lessor has agreed to execute a Power of Attorney, authorizing the Lessee contemporaneously along with Lease Agreement to enable the Lessee to construct the super structure and for obtaining necessary approvals from the Local Body Authorities.
- 12. At the expiry of the lease period, the lease agreement may be renewed or extended for such periods and either on the same terms and conditions or as may be mutually agreed between the parties in writing.

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- 13. This Lease Deed shall be registered at the cost of lessee.
- 14. The Lessor has the right to inspect the schedule mentioned property as and when required with prior intimation in writing to the Lessee.

## SCHEDULE OF PROPERTY

All that piece and parcel of the land and marked in the plan attached hereto measuring 180 x 180 Feet, measuring in all about 13.5 Grounds or thereabouts comprised in Survey Nos. 631, 632, 633 and 635 to 645 of forming part of sanctioned layout D.T.P. No.1 of 1973 in Pallikaranai Village of St.Thomas Mount Panchayat Union, Tambaram Taluk, Kancheepuram District, bounded on the

North by: Plot Nos.249 and 250;

South by: Road;

East by: Road;

For Sker A.M. J.

West by: Road & Plot Nos.222 & 233

Managing Trustee / Trustee

Srikaryam & Agent.

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