

11. The Lessee shall not make any structural alterations or additions there without the written consent from the Lessor.
12. The Lessee shall keep the premises in good condition at their cost and deliver vacant possession of the demised premises to the Lessor at the expiry of the lease and shall not claim any compensation at any time for the upkeep of the premises.
13. The Lessee shall not sub-let such premises nor assign or transfer the lease without the written consent of the Lessor.
14. The Lessee hereby gives consent for the loan creditors like Banks, Financial Institutions or Government or Non-Government or any other authorities or other to inspect the premises during the working hours in the lease period and which will not in any manner bind or affect the interest of Lessor's ownership.
15. Both the parties hereby agree to give three months notice to each other in the event of vacating or ask for vacation of the premises subject to lease in this agreement within the period of lease.
16. The Lessee shall pay regularly and within the time stipulated in respect of any levy as such as water charges, electricity consumption charges and other utility services etc.
17. The LESSOR offered to lease out the Premises with a consent to permit the Lessee to renovate and obtain required licenses for establishment of his activity and obtain Electricity connection, Telephone connection, Internet & CCTV Connection Water connection and other licenses from the respective authorities with LESSES'S fund only, in the name of his Trust and the agreed for the same.
18. The LESSOR permitted the Lessee to sign, to obtain and to file any papers in connection with their Charitable activity to the respective Government Offices to the local bodies etc, for smooth running of the activity, and the agreed for the same and the LESSOR hereby affirms that no objection what so ever in the direction.

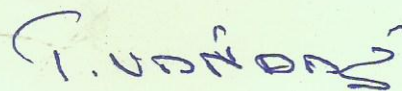
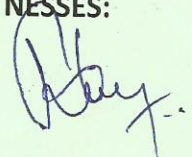
#### SCHEDULE OF RENTAL PREMISES

A portion measuring about 200 sq.ft. in the Shop No.2, Ground floor of the building bearing New No.224 (Old No.171/1) at Rama Krishna Mutt Road, Mandaveli, Chennai - 600 028.

In WITNESS WHERE of the PARTIES HEREIN HERETO AFFIX THEIR SIGN AND SEAL AS UNDER ON THE DAY ABOVE WRITTEN.

WITNESSES:

1.



LESSOR: SRI. T.PAULRAJ



LESSEE: SRI.V.SANKAR (Chairman)  
(For BHARAT VIKAS PARISHAD JANA SEVA TRUST)