

AN AGREEMENT OF LEASE

This agreement of lease is made & executed on 4-12th day of 2014 Two Thousand and 3-12-2044 between

1. Mr./Miss/Mrs. Raghtr Nandan S/o Baddri, Aged 47 years, Occupation:

All residing at Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhal (hereinafter called the "Lessors" in which expression are included unless such inclusion is inconsistent with the context their respective heirs executors administrators and permitted assigns) of the one part

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H. Water Pohoreum Communication Content But Index et III and the Hoo Meerut Retail Regional Cilium - Meerut उत्तर प्रदेश UTTAR PRADESH Mr./Miss/Mrs. Prmod kumar, Aged 22 years, Occupation: Business resident of Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhal Dist-Sambhal

(hereinafter called "The Lessee" in whichsexpression are included unless such afficlusion is inconsistent with the context their respective heirs, executors, administrators, successors and permitted assigns) of the other part whereby it is #apreed as follows:

WHEREAS the Lessors are possessed of or otherwise well and sufficiently entitled free from encumbrances to a piece or parcel of non agricultural land situated at village Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhal bearing survey no. __ Hissa no. __ & __in the registration sub-district of Gunnour and more partiotherly described in the schedule I hereto and delineated on the plan hereto anhexed being thereon surrounded by a red colour boundry line containing by admeasurement about or thereabouts and hereinafter referred to as "the Demised Premises".

AND WHEREAS the lessee has requested the Lessors to grant them a lease of the Demised Premises for a period of thirty (30) years from the till 3-124, th 2044 the terms and conditions herein under contained

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AND WHEREAS the Lessors has agreed to grant to the Lessee a lease of the Demise. Premises for the period of thirty (30) years

NOW THIS DEED WITNESSETH that in consideration of the rent hereinafte reserved and of the convenants and conditions hereinafter contained and on the part of th Lessee to be paid, observed and performed, the Lesses hereby demise unto the Lessee a and singular the land situated at village Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhi bearing survey no. in the registration sub-district (Gunnour and more particularly described in the schedule hereto and delineated on the pla hereto annexed being thereon surrounded by a red colour boundry line, and containing b admeasurement 1680 Sq. Mtrs or thereabouts, to hold the Demised Premises together wit all ways, passages, lights, drains, sewers, water courses, rights, easement advantages an appute lances whatsoever to the Demised Premises belonging or therewith usually held (speed and together also with the right for the Lessee to instal, erect and maintain in an apon the Demised Permises roadways, pathways, and underground tanks and delivery pump shelters, buildings, structures, tube wells erection or equipment whether of a permanent of temporary nature as it may consider necessary from the time to time without the permissio of the lessor, for purpose of storing, selling or otherwise carrying on trade in Petroleur products Oil and kindred Motor accessories or any other trade or business including ATA े स्थाए केन्द्र गुन्नीन (सम्मल)

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Ice Cream parlour, Restaurant, Convenience stores, e-com, Kiosks, Cyber café, Public Office which the lessee may think fit which shall not be against the object of the trust the Lessee for a terms of 30 years commencing 4-12-2014 upto 3-12-2044. Subject for to the said monthly rent being reduced proportionately in the event of any portion of the windsed Premises being acquired by any authority for road widening or for any public

The Lessee do hereby covenant with the Lessors as follows.

To pay the rent reserved at the time and in manner aforesaid.

The obtain and renew all necessary licenses and permits in respect of the Demised Premises by reasons of it being used for storing, selling or otherwise carrying on trade in petroleum products, lubricating oil, all and kindred motor accessories and to observe and perform all local, police and municipal rules and regulations in connection with such usages.

To pay all charges for gas, water or electricity consumed in or upon the Demised Premises as shown by the separate meter or meters thereof and to pay the rent of such

moter or meters.

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B That if the Lessee shall punctually pay the rent and observe and perform the

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covenants and conditions on the part of the Lessee therein contained. Then the Lessee shall enjoy the Demised Premises during the period of the lease or its renewal

without interruption by the Lessors or any persons lawfully claiming under or in

trust for the Lessors or otherwise howsoever.

C That the Lessors shall on the written request of the Lessee made before the expiry of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the Lessee hereinbefore contained, grant to Lessee Fares Registerdand duty stamped a lease of the Demised Premises for the further term of x years from the expiration of the said term at the same rent and containing the like covenants and proviso's as are herein

contained.

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D That the Lessors will not sell or agree to sell their title and interest in the Demised

Premises until the expiration of 90 days after they shall have given to the Lessee notice of their intention to sell which notice shall state the price at which the Lesser shall intend to sell and such other particulars as the Lessee may require and shall given an option to the Lessee to purchase the Demised Premises at the said price such option to be exercised within a period of 90 days from the date of receipt of such notice.

F If the Lessee does not exercise the option to purchase the Demised Premises t

Lessors will inform the prospective purchaser of this lease agreement and its terms sentered into with the Lessee and refund to the Lessee the amount of rental due for the remaining period of the lease if the same is paid in advance.

(iii) PROVIDED ALWAYS and it is mutually agreed as follows :-

The Lessee shall be at liberty to licence or sublet the Demised Premises or any part thereof for use for all or any of the purpose aforesaid exclusively to Hindustan Petroleum Corporation Limited (herein after referred to as Sub Leasee) only without

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the consent of the Lessors. In case Lessee fails to pay the site rental to the Lessor as lagreed in this agreement, HPCL if so desire to protect their interest at the site may pay site rental directly to Lessor and terms and conditions of this agreement will remain valid throughout the period of this agreement. A relevant clause shall be incorporated in sublease agreement to be signed between Lessee(Sub lessor) and HPCL (Sub lessee).

a. That the sub lease can only be permitted in favour of HPCL for the purpose of the business of Petrol pump and Allied Retail Business.

b. The Lessee and the HPCL (sublessee) shall be at liberty, without obtaining prior

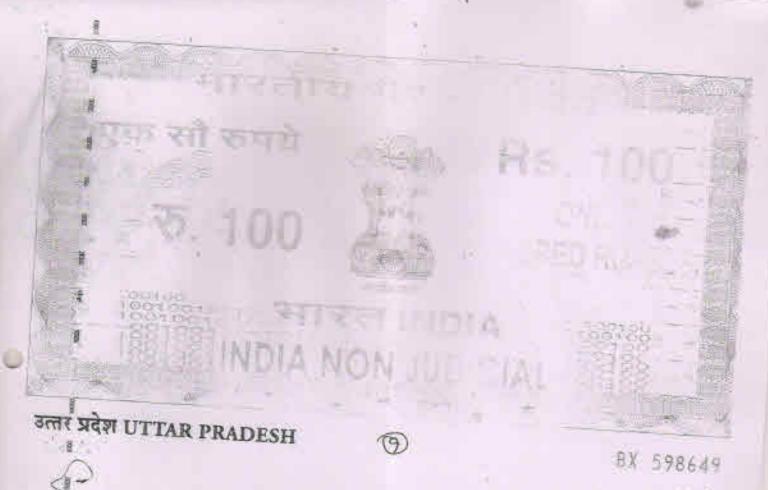
nermission from Lessor,

to construct, fix, erect and maintain in or upon or fasten to the Demised Premises office and trade fixtures and fittings such as screens, counters partitions, benches, shelves, lockers and sun blinds and gas, electric fittings, lights and fans and construct other buildings, structures, wells, tube wells or install equipments, and

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(2) To remove the said fixtures and fittings and also the said underground tank(s) and delivery pump(s) and shelter with their appurtenances and other building erections and equipment during the term of the lease or at the expiration or sooner determination of the lease or within one month thereafter without objection on the part of the Lessors but in such case the Lessee shall make good any damage which may be caused to the Demised Premises by such removal.

c. The Lessee and sub leasee shall be at liberty to affix, place or display name-boards sign boards, advertisement boards and advertisements and signs of any nature whatsoever in relation to the business of the Lessee or its sub-lessee or licensees in open or from any part of the Demised Premises. The dranaige now existing in the land be made underground and made serviceable in such a way that there is no blockage providing mainholes etc to facilitate removal of blockages and such other maintenance as required.

elf any rent shall be 90 days in arrears (after being demanded) or if the Lessee shall

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omit to perform or observe any covenant or condition on the part of the Lessee herei under contained and the same shall continue for a period of 90 days after notice has been served to the Lessee, the Lessors may re-enter forthwith upon the Demise Premises or uponany part thereof and the lease shall thereupon determine but withou prejudice to any claim which either parties hereto may have against the other i respect of any breach, non-performance of any of the covenants and conditions herei Ed Sinkerson contained.

fThe Lessee shall be at liberty to determine this agreement only after obtaining price

ATTES TELLE stamp duty and registration charges payable in respect of this agreement an duplicate thereof shall be horne and and an income an income and an income and an income and an income a and pay it's own solicitors' charges/ and the Lessee shall retain the original agreemen

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