
RENTAL AGREEMENT

Executed on 2nd Day of August month, 2006 year.

Executed among:

1st Party (Tenant)

" Sri Mettu Satyanarayana Reddy Educational society" door No.2-14-151, Syamalanagar, Guntur-6 represented by its Secretary Mettu Satyanarayana Reddy (aged 60 years) s/o Chinamallareddy, Door No.2-14-151, Syamalanagar, Guntur-6.

2nd Party (Landlord/Owner)

- 1)Mettu Satyanarayanareddy, aged 60 years, s/o Mettu Chinamalla Reddy, 2-14-151, Door Number, r/o Syamalanagar, Guntur City.
- 2)Mettu Kodandaramireddy aged 35 years, natural son of Mettu Satyanarayanareddy adopted son of Mettu Anjireddy, r/o Door No. 2-14-151, Syamalanagar, Guntur City. The above stated persons, jointly executed this Rental Agreement.

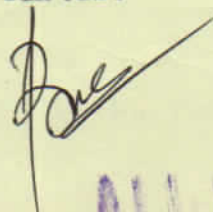
1st Party/Tenant

Sd./-M. Satyanarayana Reddy
Secretary & Correspondent,

Sd./-Sri Mettu Satyanarayanareddy,
Educational Society,
Syamalanagar, Guntur.

2nd Party/Landlord

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The first person being the tenant, and 2nd Party being the landlord. And thereby 1st person in Second Party, purchased the Schedule property from first wife Smt. Achamma w/e Challa Venkatappa Reddy, r/e Turakapalem Village, Guntur Taluq, on dt. 23-5-1980 and got it registered through Sale Deed, at Guntur Registrar Office, vide Document No. 3490/1980, and through such Sale Deed obtained the land about Ac. 2-50 Cents.

And the 2nd Person in 2nd party through first wife Smt. Achamma w/e Challa Venkatappa Reddy, r/e Turakapalem Village, Guntur Taluq, on 21-5-1980 through Sale Deed, got it registration at Guntur Registrar Office, vide document No. 3403/1980, and through such Sale Deed obtained the land Ac. 2-50 Cents.

And thereby on 19-2-1972 1st person of the 2nd party and his father, and his brothers jointly written one Partition Deed and got it registered at Guntur Registrar Office vide Document No. 658/1972. Through such Partition deed, the share of property of A-Schedule came to Mettu Chinamallareddy, enjoying by him, and after his demise came over to No. 1, and 2 persons of 2nd party, And in such property, 7, 8 items in Open land, constructed R.C.C. Building, and with absolute rights and powers enjoying, paying the taxes to the property; and thereby towards 2nd Item property, by 1, 2 persons mentioned in 2nd party, about Ac. 5-00 and 1st item property by 1st party, to run the Educational Institution given lease to 2nd party, and the 2nd party also accepted with the below mentioned terms and conditions. And 2nd party have given on with the below mentioned terms to the 1st party person, on today, handed over possession.

TERMS

1. Lease period 30 years (i.e., from 2-8-2006 to 1-8-2036) time duration.
2. Annual rentals will be Rs. 12,000/- (Rupees Twelve thousand only).

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3. That the first party to pay the rentals on every 5th calendar year to the 2nd party, and to obtain the receipt.
4. That during the lease period, the first party, with his own amounts spent ever towards 1st item land, for persuing education, to students, and to make arrangements for students, and builtover buildings, and to continue his Educational society. And 1st party should spent the expenses towards the building for the supply of Electricity from the Electricity Dept. And he should not be given to sub-lease to others.
5. During the lease period, property tax by 2nd party, and current charges, telephone bills, Licence fees, salaries to Employees, and any other taxes levied first party will be held responsible to be paid.
6. And the first party held responsible towards all permissions to run the above mentioned Educational society, and all the taxes to be remitted to Government by 1st party.
7. And the 1st party to sign to obtain all permissions, towards the constructions in the concerned property, and as soon completion of lease period, without intimations by the 2nd party, taken responsibilities by the 1st party, and handed over the property to the 2nd party.

SCHEDULE OF PROPERTY

1st Item: The land in Ankireddy Palem (Village,) under Ankireddypalem Gramapanchayathi Area, in Nallapadu Sub-Divn. Guntur District, under D.No.19/C, 21/B, 20/C, in one bit, about Acres 5-00, and the land boundaries:

- East : The land boundary of Shaik Adambee
- South : The land boundary of Yarram Subbareddy
- West : The land boundary of Challa sivanagireddy & others

2nd Item: The land situated at Nallapadu Village, under D.No.75/1, 73/D. vide Deor No.2-14-159, Assessment No.1491/A/1, situated at Guntur Municipal Corporation Area, Nallapadu Sub-Divn. Guntur District, with the below mentioned boundaries:

- East: The property boundary of Tilak and other persons
- South : The property boundary of Mettu Satyanarayanareddy
- West: Sold land by Nalam Rangaiah to other persons, boundary
- North : Kandula Road as boundary

In between the above boundaries Ac.0.23 cents open land equivalent to 13,000 Sq.ftt. R.C.C. three-storied building, with all fixtures and fittings, S.C.No.122409 with current metter handed over by the 2nd party, to the 1st party for lease/rental purposes.

- | 1st party/Tenant. | 2nd party /Landlord |
|-------------------|---------------------|
| | 1) |
| | 2) |

witnesses:

- 1) Sd./-Mettu Yellareddy
- 2) Sd./-Gorla Narsireddy.

Draft by:

This is the true translation // Translation //
from Telugu to English.

Authorized under Notary Act.

K. Seetharamiah

29.11.06.

KODALI SEETHA RAMAIAH
NOTARY
1/5, BRODIPET, GUNTUR-2



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