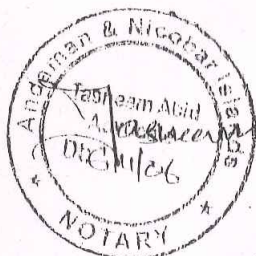


192

P-2

27




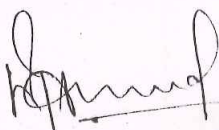
:5:

6. RIGHTS AND OBLIGATIONS OF THE LESSEE:

The LESSEE shall:

- (a) pay the CONSIDERATION to the LESSOR in the manner and within the time stipulated herein above.
- (b) pay all taxes, electricity charges and other statutory payments in respect of the SITE during the duration of the lease.
- (c) pay the registration fee together with all incidental charges necessary for the registration of this Lease
- (d) be entitled to apply for and change either in whole or in part the registered use of the SITE to "commercial" or any other use at its sole discretion during the term of this lease
- (e) be entitled to sublet or assign its rights under this lease to third parties.
- (f) have absolute right to alter, renovate or demolish the existing buildings in the SITE and to put up new buildings at the SITE without any reference to the LESSOR.
- (g) on the expiry of the lease or earlier determination, to remove all constructions put up by the LESSEE together with all furniture, fittings, crockery, cutlery, linen at the SITE.


(LEE of Bhardwaj)
Lessor


(Lessee)