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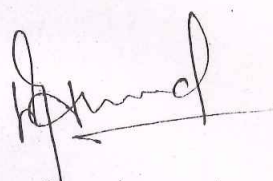
7. TERMINATION:

In the event the LESSEE is prevented from smooth and unhindered enjoyment of the SITE on account of any action or inaction or suppression or violation of the terms of this lease on the part of the LESSOR, the LESSEE shall be entitled to terminate this lease with one month notice in writing. In case of such termination the LESSOR shall return the CONSIDERATION paid to him by the LESSEE together with interest at 2% per annum over the RBI lending rate, prior to vacation of the SITE by the LESSEE.

8. ARBITRATION:

Disputes if any, of whatsoever nature arising out of or in connection with this lease, including interpretation of its terms, its validity etc shall be referred to Arbitration by three arbitrators one each appointed by the parties and the third appointed by mutual agreement between the two arbitrators.


(LTD of Birmingham)
lessor


(lessee)