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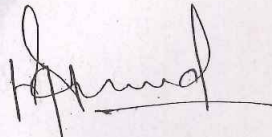
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5. RIGHTS AND OBLIGATIONS OF THE LESSOR:

The LESSOR shall:

- (i) if called upon by the LESSEE, handover, transfer all licences, permits, sanctions, deposits etc as are available in respect of the SITE to the LESSEE without any additional payment for the same.
- (ii) pay all taxes and other outgoings in respect of the SITE till the date of commencement of this lease
- (iii) settle all his liabilities and claims, statutory or otherwise in respect of the SITE and shall ensure that no inconvenience or hindrance is caused to the LESSEE while carrying on its business at the SITE on account of such liabilities and claims.
- (iv) execute an irrevocable Power of Attorney duly constituting the LESSEE or its nominee(s) as his agent(s), to carry out all actions as may be necessary for the purpose of running its business in the SITE and to give full effect to the intent and terms of this lease.
- (v) not sell, gift, mortgage, encumber or in any manner transfer any interest in the SITE to 3rd parties during the period of release and shall keep the LESSEE informed of developments if any affecting his rights of tenancy over the SITE

LT of Bred Singh


(Lessee)