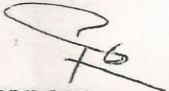
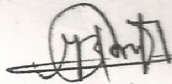


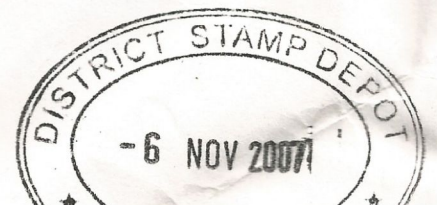


DEED OF LICENSE

This Deed of License is executed on this the 12<sup>th</sup> day of November 2007 between, MIJULAL.P S/o late Mr.Lalan. Aged 35 yrs. Residing at "Pradeep's" Kochupally Road, Cochin-5 (here in after referred to as the Licenser) of the first part and Sri. DEEPU.M.P, S/o M.N. Prabhakaran Residing at Pachalam, Marangattuthara House, Pachalam P.O, Kochi- 12 (here in after referred to as the Licensee) of the other part.

  
Licenser

  
Licensee



Where as at the request of the Licensee the Licensor has agreed to grant Licensee to occupy 1<sup>st</sup> Floor of the building bearing Door 43/43 B 2 " Mariakulath" Complex Chittor Road Ayyappankavu, Ernakulam, Which is specifically described in the schedule here to for the purpose of Tour operator at Ayyappankavu ( Name of KOCHI TOURS & TRAVELS), on the terms and conditions here in after contained.

Now this deed witnesses as follows:-

1. In consideration of the monthly fee hereby reserved and the Covenant by the Licensee here in after contained , the Licensor has demised unto the Licensee all that premises described in the schedule here to ( here in after referred to as the 'demised' premises) to hold the same to the Licensee from 12.11.2007 for a term of 11 months, paying during the first 11 months of the said term the monthly fee of Rs.2000 ( Rupees Two Thousand only). And by the 12<sup>th</sup> day of every English Calendar month.
2. The Licensee hereby covenants with the Licensor as follows:-
  - a. That the Licensee will during the term of 11 months hereby granted, pay to the Licensor the monthly fee hereby reserved on the day herein before appointed.
  - b. That on the Licensor providing the facilities of electricity and water supply in the demised premises, the Licensee will pay actual consumption charges thereof.
  - c. The Licensee will keep the demised premises in good condition ( fair, wear and tear and damages by fire, tempest, earthquake, riot or civil commotion alone exempted)
  - d. That the Licensee will leave at the expiration of the said term or sooner determination thereof the said premises in good condition except as aforesaid.
  - e. The Licensee will permit the Licensor and his agents at all reasonable times to enter the demised premises to examine the state of condition thereof and to make all necessary repairs.

  
Licensor

Licensee 

- f. That the Licensee will keep with the Licensor the fee in advance amounting to Rs.25000/- ( Rupees Twenty Five Thousand only ), which shall remain with the Licensor as interest - free deposit from the date of commencement of the Licensee Deed and shall be adjusted or set off against the monthly fee payable by the Licensee or paid on one lump sum at the time of handing over the vacant possession of the premises to the Licensor.
- g. The Licensee here by assures that he shall not make any observation, inconvenience or any manner of disturbance to the other occupants in the building by the conduct of his business in the demised premises.
- h. The Licensee undertakes that they shall not conduct any Business or activities which are prohibited under law.

3. The Licensor hereby covenants with the Licensee as follows:-

- a. That the Licensor will provide at the demised premises the facilities of regular electricity, water supply, common W/C and urinal before the Licensee is put in possession of the demised premises.
- b. That the Licensor will provide at the demised premises for the Licensee separate electricity meter and water meter.
- c. That the Licensor will during the above said term pay all rates, taxes including property tax and charges of every description, now payable and hereafter become payable in respect of the demised premises by the Land Lord.
- d. That the Licensor will at his own cost carry out all the periodical maintenance of the demised premises such as white washing, color washing, painting, repairs, sanitary, water pipe system etc. failing which the Licensee will be at liberty but not bound to get the same done and to deduct from the monthly fee payable at the expenses incurred therefore or otherwise recover the same from the Licensor.
- e. That the Licensor assures the Licensee that he is the true, absolute and lawful owner of the demised premises and has a right to grant Licensee of the same and agrees that the Licensee paying the monthly fee hereby reserved and observing as well as performing all the covenants herein contained may hold and quietly and peacefully enjoy the occupation of the demised premises during the above said term without any interruption and disturbance by the Licensor or any other person whomsoever lawfully claiming under or in trust for him.

  
Licensor

  
Licensee

f. That the Licensor will permit the Licensee to construct/make and place such installations, fixtures and fittings including sign boards in the demised premises as the Licensee may consider to be necessary or desirable for the greater or more convenient enjoyment of the same and to dismantle and remove such installations, fixtures, fittings etc at anytime during the Licensee's occupation in the demised premises.

4. Provided always and it is hereby agreed that:-

- a. Whenever the monthly fee hereby reserved shall be in arrears for more than three months or there shall be a breach of any of the covenants by the Licensee herein contained the License shall re - enter and repossess the demised premises and determine this Licensee without prejudice to his right to realize all arrears of monthly fee due.
- b. If the Licensee shall have given to the Licensor not less than one month's notice in writing prior to the expiration of the term reserved herein expressing the desire to renew the Licensee and shall have duly observed and performed all the terms and conditions hereof the Licensor shall grant to the Licensee a fresh License of the demised premises by way of renewal for a further period of 11 months to commence from the date of expiry hereof upon such terms and conditions in all respects as are contained herein that may be mutually agreed between the Licensor and the Licensee.
- c. The License hereby created shall be determinable at the option of the Licensor or Licensee by giving to other three calendar month's notice in writing.
- d. It shall not be lawful for the Licensee to assign or let the demised premises to any person or Corporation.
- e. That the Licensee may be cancelled on the breach of any condition herein before mentioned to be observed and performed by the Licensee at the option of the Licensor by giving the Licensee a written notice of 7 days.
- f. That on the termination of the Licensee, the Licensee shall remove his goods in and upon the room and accommodation and give the keys of the same to the Licensor, who shall refund the security deposit received by way advanced monthly fees, minus any deduction which may have been made due to damage of any sustained to the building due to the negligence of the Licensee or non payment of monthly fees.

This agreement is executed in Rs.50/- stamp paper.

  
Licensor

Licensee 