

Virajpete : 594776

## LEASE DEED

**THIS LEASE DEED ("LEASE DEED")** is executed at Bangalore on this 5<sup>th</sup> day of March 2021.

### BY AND BETWEEN

Sri.P.P.Pemmaiiah S/o Poolanda Muthanna Poovaiah aged about 44 years, a citizen of India, having its permanent address at **Arameri Village and post, Virajpet Taluk, Kodagu District – 571218 Karnataka** and having identification number **BSKPP1284J** (hereinafter referred to as "**Lessor**" which expression shall, unless repugnant to the context or meaning thereof, mean and include his/her/their successors, executors, permitted assigns, transferees in interest and legal representatives) of the **ONE PART**

### AND

**ATC TELECOM INFRASTRUCTURE PRIVATE LIMITED**, a company registered under the Companies Act, 1956, having its registered office at 404, 4th Floor, Skyline Icon, Andheri Kurla Road, Andheri East, Mumbai- 400059, Maharashtra, India, corporate office at Plot No. 14 A, Sector – 18, Maruti Industrial Complex, Gurgaon – 122015 and circle office at HM Tower, 1<sup>st</sup> Floor, Magrath Road Junction, Brigade Road, Ashok Nagar, Bengaluru – 560 025, having Permanent Account Number AACCT1282E represented by its Authorized Signatory **Sekkilar T**, working as Circle Head of Karnataka hereinafter called "**Lessee**", (which term or expression shall unless otherwise excluded by or repugnant to the subject or context hereof be deemed to mean and include its agents, assigns, representatives, successor or successors-in-interest) of the **OTHER PART**.

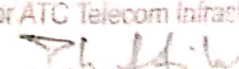
The Lessor and Lessee are hereinafter collectively referred to as "**the Parties**" and severally as "**the Party**".

### WHEREAS:

- A. The Lessee is a registered Infrastructure Provider, category-1 (IP-1) by virtue of registration with the Department of Telecommunications, Ministry of Communications, Government of India, and is engaged in the business of establishment, maintenance and provision of passive telecommunication infrastructure, which presently inter alia includes towers, antenna systems, power supply, battery backup, pre-fabricated shelter, duct space and other cables / optical fiber cables and other allied equipment, and letting of space on such tower for installing BTS antennae on sharing basis, to various licensed telecom service providers like wireline and wireless communications including cellular service providers;
- B. The Lessee is interested in obtaining premises from the Lessor on lease basis, inter alia, for the purpose of: (i) establishing, constructing, installing, operating, maintaining and storing various kinds of cell sites, pre-fabricated structures, towers/masts/poles with single or multiple antennas, with or without RCC beams/columns etc., pre-fabricated equipment shelters, earthing connections to antenna, generator, equipment, laying of the duct space, optical/electrical/copper cables to ground, lightning arrestors, and aviation lamps, necessary cabling and connectivity to each antenna, generator, equipment, and space for installation of electricity meter, transformer if required, power generating source and power connectivity etc., network equipment (such as radios, batteries, antennas, cables including optical/electrical/copper cables, etc.), ducts, fibres and other assets (collectively, "**Equipment**") in order to provide the same on lease/rent basis to various licensed telecom service providers in furtherance to its above stated business, and in pursuing such other business as it may decide (hereinafter referred to as the "**Business**").

  
Lessor



For ATC Telecom Infrastructure Pvt  
  
Lessee  
Authorized Signatory