

Date 14 Jan 2021
No. BB/SB/O#206/N/2022-23
التاريخ
الرقم

عقد إيجار TENANCY CONTRACT

Property Usage ☒ Industrial ☐ Commercial ☐ Residential ☐ استخدام الوحدة

Owner Name Sol Properties Development LLC اسم المالك

Landlord Name Sol Properties Development LLC اسم المؤجر

Tenant Name Dar Alfnoon Project Management Services اسم المستأجر

Tenant Email nabeeh.afara@hotmail.com البريد الإلكتروني للمستأجر Landlord Email admin@solproperties.ae البريد الإلكتروني للمؤجر

Tenant Phone 054 555 8278 هاتف المستأجر Landlord Phone 04 4322252 هاتف المؤجر

Building Name Sol Bay اسم المبنى Location Business Bay المنطقة

Property Size (S.M) 1296 sqft مساحة الوحدة Property Type Office نوع الوحدة Property No. 206 رقم الوحدة

Premises No (DEWA) 346-108-667 رقم العقار (ديوا) Plot No. 166 (346-595) رقم الأرض

Contract Period To 29 - April - 2024 (3 months grace) إلى 30 - January - 2022 فترة الإيجار من

Annual Rent Aed 80,000/- (1st year), AED 80,000 (second year) الإيجار السنوي

Contract Value Aed 160,000/- قيمة العقد

Security Deposit Amount Aed 4,000/- مبلغ التأمين Mode of Payment 1 rental cheque طريقة السداد

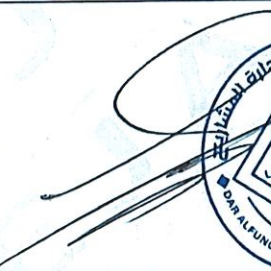
Terms & Conditions:

الشروط والأحكام:

- The tenant has inspected the premises and agreed to lease the unit on its current condition. عين المستأجر الوحدة موضوع الإيجار ووافق على إستئجار العقار على حالته الحالية.
- Tenant undertakes to use the premises for designated purpose, tenant has no rights to transfer or relinquish the tenancy contract either with or without counterpart to any without landlord written approval Also tenant is not allowed to sublease the premises or any part thereof to third party in whole or in part unless it is legally permitted. يتعهد المستأجر باستعمال المأجور للغرض المخصص له، ولا يجوز للمستأجر تحويل أو التنازل عن عقد الإيجار للغير بمقابل أو دون مقابل دون موافقة المالك خطياً. كما لا يجوز للمستأجر تأجير المأجور أو أي جزء منه من الباطن مالم يُسمح بذلك قانوناً.
- The tenant undertakes not to make any amendments, modifications or addendums to the premises subject of the contract without obtaining the landlord written approval, tenant shall be liable for any damages or failure due to that. يتعهد المستأجر بعدم إجراء أي تعديلات أو إضافات على العقار موضوع العقد دون موافقة المالك الخطية. ويكون المستأجر مسؤولاً عن أي أضرار أو نقص أو تلف يلحق بالعقار.
- The tenant shall be responsible for payment of all electricity, water, cooling and gas charges resulting of occupying leased unit unless other condition agreed in written. يكون المستأجر مسؤولاً عن سداد كافة فواتير الكهرباء والمياه والتبريد والغاز المترتبة عن اشغاله المأجور، مالم يتم الاتفاق على غير ذلك كتابياً.
- The tenant must pay the rent amount in the manner and dates agreed with the landlord. يتعهد المستأجر بسداد مبلغ الإيجار المتفق عليه في هذا العقد في التواريخ والطريقة المتفق عليها.
- The Tenant fully undertakes to comply with all the regulations and instructions related to the management of the property and the use of the premises and of common areas such (parking, swimming pools, gymnasium, etc.). يلتزم المستأجر بالتقيد التام باللائحة والتعليمات المتعلقة باستخدام المأجور والمنافع المشتركة (كمواقف السيارات، أحواض السباحة، النادي الصحي، الخ).
- Tenancy contract parties declare all mentioned emails addresses and phone numbers are correct, all formal and legal notifications will be sent to those addresses in case of dispute between parties. يقر أطراف التعاقد بصحة العناوين وأرقام الهواتف المذكورة أعلاه، وتكون تلك العناوين هي المعتمدة رسمياً للإخطارات والإعلانات القضائية في حالة نشوء أي نزاع بين أطراف العقد.
- The Landlord undertakes to enable the tenant of the full use of the premises including its facilities (Swimming pool, gym, parking lot, etc) and do the regular maintenance as intended unless other condition agreed in written, and not to do any act that would detract from the premises benefit. يتعهد المؤجر بتمكين المستأجر من الانتفاع التام بالعقار للغرض المأجور لأجله والمرافق الخاصة به (دوض سباحة، نادي صحي، مواقف سيارات، الخ) كما يكون مسؤولاً عن أعمال الصيانة مالم يتم الاتفاق على غير ذلك، وعدم التعرض له في ملفعة العقار.
- By signing this agreement from the first party, the "Landlord" hereby confirms and undertakes that he is the current owner of the property or his legal representative under legal power of attorney duly entitled by the competent authorities. يعتبر توقيع المؤجر على هذا العقد إقراراً منه بأنه المالك الحالي للعقار أو الوكيل القانوني لذلك المالك بموجب وكالة قانونية موقعة أصولياً لدى الجهات المختصة.

إمضاء المستأجر / Tenant Signature

إمضاء المؤجر / Landlord Signature


DUBAI U.A.E
LICENSE NO. 984961
DAR ALFNOON PROJECT MANAGEMENT SERVICES

Date

التاريخ


P.O.Box: 454319
DUBAI U.A.E
SOL PROPERTIES DEVELOPMENT LLC

Date

التاريخ

10 Any disagreement or dispute may arise from execution or interpretation of this contract shall be settled by the Rental Dispute Center.

10 أي خلاف أو نزاع قد ينشأ عن تنفيذ أو تفسير هذا العقد يعود البت فيه لمركز فض النزاعات الإيجارية.

11 This Contract is subject to all provisions of Law No (26) of 2007 regulating the relation between landlords and tenants in the Emirate of Dubai as amended, and as it will be changed or amended from time to time, as long with any related legislations and regulations applied in the Emirate of Dubai.

11 يخضع هذا العقد لكافة أحكام القانون رقم (26) لسنة 2007 بشأن تنظيم العلاقة بين مؤجر ومستأجر العقارات في إمارة دبي، وتعديلاته وأي تغيير أو تعديل يطرا عليه من وقت لآخر، كما يخضع للتشريعات واللوائح الأخرى ذات العلاقة النافذة في إمارة دبي.

12 Any additional condition will not be considered in case it conflicts with law.

12 لا يعتد بأي شرط تم إضافته إلى هذا العقد في حال تعارضه مع القانون.

13 In case of discrepancy occurs between Arabic and non Arabic texts with regards to the interpretation of this agreement or the scope of its application, the Arabic text shall prevail.

13 في حال حدوث أي تعارض أو اختلاف في التفسير بين النص العربي والنص الأجنبي يعتمد النص العربي.

14 The Landlord undertakes to register this tenancy contract on EJARI affiliated to Dubai Land Department and provide with all required documents.

14 يتعهد المؤجر بتسجيل عقد الإيجار في نظام إيجاري التابع لدائرة الأراضي والأموال وتوفير كافة المستندات اللازمة لذلك.

Know your rights:

لمعرفة حقوق الأطراف:

- You may visit Rental Dispute Center website www.rdc.gov.ae and use Smart Judge service in case of any rental dispute between parties.
- Law No 26 of 2007 regulating relationship between landlords and tenants.
- Law No 33 of 2008 amending law 26 of year 2007.
- Law No 43 of 2013 determining rent increases for properties.

- يمكنكم زيارة موقع مركز فض النزاعات الإيجارية www.rdc.gov.ae واستخدام خدمة القاضي الذكي في حال نشوء أي نزاع إيجاري بين الأطراف.
- الإطلاع على قانون رقم 26 لسنة 2007 بشأن تنظيم العلاقة بين المؤجرين والمستأجرين.
- الإطلاع على قانون رقم 33 لسنة 2008 الخاص بتعديل بعض أحكام قانون 26 لعام 2007.
- الإطلاع على قانون رقم 43 لسنة 2013 بشأن تحديد زيادة بدل الإيجار.

Attachments for EJARI registration:

المرفقات للتسجيل على إيجاري:

- Original unified tenancy contract.
- Copy of Emirates ID or passport for tenant (individuals) Or trade license for tenant (companies).
- Original Emirates ID of applicant or representative card by DNRD.

- نسخة أصلية عن عقد الإيجار الموحد.
- صور من بطاقة الهوية أو جواز سفر المستأجر (للأفراد) أو صور من الرخصة التجارية للمستأجر (للشركات).
- أصل هوية الإمارات لمقدم الطلب أو بطاقة مندوب صادرة عن العامة للإقامة وشؤون الأجانب.

Additional Terms:

شروط إضافية:

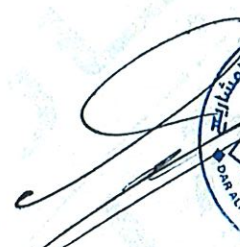
- Any cheque returned unpaid shall be charged 10% of the cheque amount per incident.
- P.T.O. is the addendum which is an integral part of this agreement.
- Landlord will provide 2 Car parking spaces in the basement for the staff.
- Empower deposit AED 8,136
- 5% VAT on the rent is payable by the tenant.
- 1 time drawing review charges will be paid by the tenant as per the rate of AED 2.5 per sqft.
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Note: You may add an addendum to this tenancy contract in case you have additional terms while it needs to be signed by all parties.

ملاحظة: يمكن إضافة ملحق إلى هذا العقد في حال وجود أي شروط إضافية، على أن يوقع من أطراف التعاقد.

Tenant Signature / إمضاء المستأجر

Landlord Signature / إمضاء المؤجر


DUBAI U.A.E
LICENSE NO. 954961
DAR AL FUNDON PROJECT MANAGEMENT SERVICES


P.O.Box: 454519
DUBAI - U.A.E
SOL PROPERTIES DEVELOPMENT L.L.C.

Date _____ التاريخ

Date _____

Tel: 8004488 Fax: +971 4 222 2251 P.O.Box 1166, Dubai, U.A.E. هاتف: ٨٠٠٤٤٨٨ فاكس: +٩٧١ ٤ ٢٢٢ ٢٢٥١ ص.ب: ١١٦٦، دبي، إ.ع.م.

Website: www.dubailand.gov.ae الموقع الإلكتروني: E-mail: info@dubailand.gov.ae البريد الإلكتروني:

Office #206 in SOL BAY – Business Bay, Dubai, U.A.E.

Addendum to the Tenancy Contract # BB/SB/O#206/N/2022-24

1. The Tenant has no right to sublet the office to another Tenant and or any other person during the tenure of this lease agreement. In case where the Tenant has sublet the office, the Landlord reserves the right to terminate this contract with immediate effect and the Tenant undertakes to abide by this termination and pay 2 months rental penalty with immediate vacating of the office.
2. During the tenancy, electricity, water, civil defence annual subscription and other local authority charges (if any) to be borne by the tenant.
3. Chilled water services are provided by the Landlord and the Tenant will be billed accordingly for the consumption and fixed charges on monthly basis. Tenant hereby undertake and acknowledge to settle the bill in timely manner. Security deposit of AED 8,136/- is received against chilled services. This will be refunded upon vacating subject to the terms and conditions of this contract and settlement of all utilities / bills up to the date of handover.
4. During the tenancy period, all govt. charges, taxes, levies and other municipal charges now or in the future (if applicable) subject to the tenancy are to be borne by the tenant.
5. The Landlord has a right to visit and inspect the property after informing the tenant verbally or in writing. The Tenant undertakes to allow the Landlord or any of its representatives.
6. All minor routine repairs that are necessary for day to day usage of the Tenant has to be done by Tenant. No major structural changes affecting the structure and beauty of the building are to be carried out by the Tenant. In case of any Government fines viz. from Municipality, etc. are levied for any changes to the original structure, then the Tenant will be liable to pay the same.
7. Insurance:
 - a) The Tenant shall indemnify the Landlord against any damage, disputes arising from the claim in respect of any fire, injury or death of any person or persons including the Tenant's employees or damage to the property including the Tenant's property arising directly or indirectly out of this lease or use of the said premises. The tenant is responsible for the insurance of the premises, personal belongings, neighbour property and the third party during the tenancy period.
 - b) The Tenant is responsible for ensuring that he is committed to the storage preventive conditions and complies with all the fire fighting requirements of the appropriate authorities.
 - c) The Tenant shall carry sufficient insurance as set out in the above clause (a) and copy of the same will be provided to the landlord for their record.
8. The Tenant has to follow the community rules and regulations of Municipality norms and all other local authorities.
9. If the Tenant indulges in any illegal/ criminal offences/ uses the premises for illegal acts/ acts against the local laws of the residing country, then the Landlord has the right to hold the Tenant responsible for all damages incurred during and after offence. Also, the Landlord reserves the right to eject the Tenant at its own discretion in case of receipt of at least two written complaints from other tenants of the community. And the Tenant undertakes to pay 2 months rental penalty with immediate vacating of the warehouse.
10. The tenant hereby undertakes that it is a commercial property and he will use for that purpose only, and he will not accommodate anybody in this premise and will not use as a residential property. In case if the tenant uses this premises for residential purpose it will treat as a breach of the contract and landlord has a right to take serious legal action against the tenant and landlord also reserves the rights to eject the tenant immediately from the premises in addition landlord has right to penalize the tenant.
11. The tenant will be liable to pay any and all fees, deposits or other charges payable in respect of the registration of this Tenancy Contract imposed by the Dubai Land Department and/or any other relevant government authority and indemnify, upon demand, the Landlord for any such fees paid.
12. In case if the Tenant wants to extend the due date of any of the rental cheques, the Landlord may agree, in his absolute discretion, wherein the request should be in written and at least 10 days prior to the due date. Any cheque that is so extended shall be subject to an administrative charge payable by the Tenant to the Landlord for an amount equal to 5% of the cheque amount or AED 2,000 whichever is more and holding or postponement should be maximum for one month.
If the Tenant doesn't pay such administration fees in advance, the Landlord has full right to reject such extension request and deposit the cheque as and when it is due without notifying the Tenant.
13. Upon Landlord's Approval of the Working Plans and Handover of Leased Premises, Tenant shall cause the commencement of construction of Tenant's Work. Tenant shall cause the completion of Tenant's Work, at its sole cost and expense, not later than the end of the stipulated Fit-Out Period in accordance with the following requirements: (i) Tenants' Work shall be constructed strictly in accordance with the approved Working Plans and Tenant's Construction Requirements; (ii) Tenant shall comply and shall cause its contractor and each

Tenant's signature & Stamp

Landlord's signature & Stamp

subcontractor concerned with the construction of Tenant's Work to comply with Tenant's obligations under this Lease; (iii) Tenant's Work shall be undertaken with due diligence and in accordance with good construction practices and applicable Legal Requirements in a good and workmanlike manner, shall be free of latent and patent defects, and shall be conducted utilizing only new materials of proper grade and quality; (iv) during the construction and completion of Tenant's Work, Tenant, Tenant's Consultant and Tenant's other agents shall keep the Leased Premises and the Common Areas reasonably clean and free of debris; and (v) Tenant's Work shall be done in such manner so as not to adversely interfere with any construction or other work being performed by Landlord or its other tenants or with the operation of the Building or the business activities of Landlord or its other tenants. Tenant shall, at Tenant's cost and subject to formal confirmation by Landlord's Consultant, be provided with the following mechanical, electrical and plumbing services at the Leased Premises by the Landlord during Tenant's Work: (a) chilled water connection with shut off valves plugged to the boundary of the Leased Premises; (b) an amount of pre-conditioned fresh air to the boundary of the Leased Premises. Tenant's Consultant shall allow for the additional fresh air load in their heat load calculation; (c) electrical distribution board; (d) a link to a smoke detection system; (e) one drainage point; and (f) one cold water supply.

- 14 The Tenant undertakes not to remove any addition, improvement, or enhancement that is made on the property, except for movable furniture and equipment, in addition to fittings related to the brand.
- 15 Tenant has to submit Dewa, Du, etc. final bill paid copies to the Landlord on or before the expiry of the contract at the time of the handover of the property. In case of failure to do so even after 3 days from the expiry of the contract, the Landlord reserves the right to disconnect the services and charge the rent from the Tenant's deposit till warehouse has been handed over back to the Landlord.
- 16 The validity of this Tenancy Contract is subject to the clearance of the rental instalments. If any of the Tenant's payment is not accepted by the clearing bank within 15 days from the date of the cheque then the Landlord reserves the right to ask the Tenant to vacate the premises immediately without approaching or need of any court order from any Government Authorities.
- 17 Should the Tenant wish to pre-terminate the Tenancy Contract, he should inform the Landlord in written and obtain his consent. Also, the tenant will be liable to pay a sum equivalent of two (2) months' Rent as compensation in addition to the clearance of all due rental till the date of actual handover after completing all the handover formalities as informed by the landlord.
- 18 If the Tenant acts against any of the conditions made in this contract, and does not cure such default of condition within 15 days of having been advised by Landlord, the Landlord has the right to evict the Tenant from the premises instantly without approaching any Government Authorities and the Tenant loses his rights and undertakes to adhere to such pre-termination of the contract due to a breach from his end or against any of the conditions of the contract and he/she will be liable to pay sum equivalent of two (2) months' Rent as compensation in addition to the clearance of all due rental till the date of actual handover after completing all the handover formalities as informed by the landlord.
- 19 The tenant has to obtain NOC from the landlord in order to move out any furniture/belongings from the premise and need to clear all the outstanding dues including rent/utility, etc.
An administration fees of Aed. 500/- will be charged by the landlord on renewal of each tenancy contract.

Tenant's signature & Stamp



Landlord's signature & Stamp



Dhs. درهم Fils فلس

سند قبض

RECEIPT VOUCHER

Date 25/01/2022 التاريخ

Received with thanks from Mr./M/s. Don Alfineon Project Management Services استلمنا من السيد / السادة

Cash/Cheque No. شيك / نقداً	Date التاريخ	Amount مبلغ	Particulars of Payment التفاصيل الدفع	Bank & Branch بنك و فرع
TRF	20/01/22	80000.00	Rent	—
TRF	20/01/22	4000.00	Security Deposit	—
TRF	20/01/22	4000.00	VAT	—
TRF	20/01/22	8136.00	Empower Deposit	—
TRF	20/01/22	300.00	Ejra Fee	—
TRF	20/01/22	3240.00	Drawing Fee	—

Being Rent, Security Deposit, VAT, Empower Deposit, Ejra Fee وذلك عن
and Drawing Fee for Sol Bay: office 206 for the period 20/01/22
to 29/04/22 (3 months grace)

All Cheques are subject to clearance.
This receipt is original, hence no stamp is required.

Accountant [Signature] المحاسب

Received By [Signature] توقيع المستلم