



OFFICIAL TRANSLATION FROM PERSIAN

**Hairdresser's Saloon Lease Agreement**

**Article 1: Parties in the Contract**

**a) Lessor:**

Name: Solmaz, Surmane: Farajallahi, Father's Name: Dariush, National ID No.: 0495234158, Birth Certificate No.: 529, issued in Shemiran County with the following address: No.: 103, Bamdad Alley, Shahid Dastgerdi Ave., Shariati Dist., Tehran Iran, Tel: 22223568, called hereafter the *lessor*.

**b) Lessee:**

Name: Zahra, Surname: Nasiri Tir Abadi, Father's Name: Mohammad, National ID No.: 0492570264 and Birth Certificate No.: 1, issued in Rey County with the following address: No.: 41, First Floor, Abbas Afzali St, Shahid Chehreh Saz Ave, Tehran No Dist., Tehran Iran, Tel: 09125359277, called hereafter the *lessee*.

**Article 2: Subject of the Contract**

6 portions out of 6 portions of a Hairdresser's Saloon, active indoor with the address: No.: 109, Bamdad Alley, Shahid Dastgerdi Ave., Shariati Dist. Tehran Iran and a surface equal to: 70 square meters.

In addition, hairdresser's shop is equipped with electricity, gas, and water subscriptions. It also has an exclusive phone number: 22223572. The lessee has observed all locations in the property and is well informed of its boundaries and limits.

**Article 3: Duration of the Contract**

The duration of this contract is 1 year starting from April 21, 2023 to April 21, 2024.

**Article 4: Rental Fees, and Payment Methods:**

4.1 full mortgage of the property is IRR 7,000,000,000, which will be paid by the lessee to the lessor with the check number 202337 on May 5, 2023.

**Article 5: Delivery of the subject of the contract to the lessee**

5.1 Lessor should put the hairdresser's to the lessee's disposal on April 20, 2024 with all its accessories and equipment.

5.2 Lessee should evacuate the hairdresser's in favor of the lessor at the end term of this contract if it is not extended or in case it is pre-terminated.

If the lessee avoided full evacuation of the property for any reasons or did not deliver it to the lessor at the end term of this contract, a payment of IRR 1,500,000 would be due to the lessor from the end date of this contract per day the lessee has captured the property. However, receiving this sum does not prevent the lessor from exerting his rightful claim over the subject of this agreement and force the lessee to a full evacuation. Lessor can barter the expenses of lessee's excessive stay after the term of this contract (excessive rental fees) with the initial deposit received from the lessee.

5.3 Lessee should deliver the property back to the lessor at the end term of this contract as safe and sound as it originally was. This should be attested by a receipt the lessor provides the lessee on the subject of receiving the property in its original status. Otherwise, the lessee would be in-charge of all the damage inflicted.

#### Article 6: Terms and Conditions of the Contract

6.1 The hairdresser's shop is solely for the purpose of hairstyling and the lessee should inform the lessor about any other type of activity he plans to have in the property followed by reception of a written consent latter from the lessor.

6.2 lessor should be the true owner of the property. In case the lessor was the guardian of a minor deed holder, heir of a deceased owner, lawyer of the owner and so forth, they should have the proper ownership documents and authorizations.

6.3 Lessee is in charge of Real Estate Tax, Rental tax, and all municipal fees.

6.4 Lessee is in charge of all maintenance costs and utility bills for the property throughout the term of this contract.

6.5 In any case when the lessee decides to cancel this contract, she should inform the lessor at least two months in advance and get his written consent in order to evacuate and deliver the property to the lessor. However, any cancellation of the contract prior to its end term would incur a 2% fine from the entire costs of the contract imposed upon the lessee.

6.6 Both the lessor and the lessee have agreed to inform one another two months before the end term of this contract about whether they would like to evacuate or extend the term of the contract.

In case of a non-unanimous decision, the lessor is authorized to receive the property and the lessee should evacuate. In case of agreement upon extension of the duration of this contract, a new



ردیف دفتر ثبت

جمهوری اسلامی ایران  
توقه قضائیه - اداره مترجمین رسمی

زهرا مرادی فر

Official English Translator to the Judiciary

License No. 1830

Zahra Moradifar



To verify the authenticity of the translation, please scan the QR Code

contract including all new terms and conditions as per the future agreements of the parties should be written.

**Article 7:** copies of the contract

This contract is organized in seven articles and two copies are issued, one for the lessee and one for the lessor. Both are unique and have the same value and are signed by two witnesses.

True Translation is Certified.

Tehran – 28/06/2023