**MALL RENTAL AGREEMENT**

This Rental Agreement (“Agreement”) is entered into on this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20\_\_, between:

Lessor (Mall Management): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lessee (Tenant): Hilu beauty, represented by Hilina Ashenafi

Premises: Unit C-123, Floor 3, 7.9 sqm

1. Term

The lease shall commence on Wed Oct 01 2025 and expire on Wed Sep 30 2026 unless renewed or terminated earlier according to this Agreement.

2. Rent & Payment

The Tenant agrees to pay the Lessor a rent of $1200.50 per Monthly. Rent is payable in advance on or before the 5 day of each period.

A security deposit equivalent to one month’s rent shall be paid upon signing.

3. Use of Premises

The Tenant shall use the premises solely for operating a retail/commercial business.

4. Common Area Charges & Utilities

The Tenant shall contribute to the cost of maintenance, cleaning, lighting, and security of common areas.

5. Maintenance & Repairs

The Lessor maintains structure & common areas. Tenant maintains the interior.

6. Alterations & Improvements

Tenant shall not alter without written consent. Improvements remain with Lessor.

7. Insurance & Liability

Tenant must maintain liability insurance. Lessor not liable for loss unless due to negligence.

8. Default & Termination

Failure to pay rent or comply with this Agreement constitutes default. Lessor may terminate with 30 days’ notice.

9. Renewal & Expiry

Tenant may request renewal, subject to approval and new rent rates.

10. Governing Law

This Agreement shall be governed by the laws of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

Lessor/Management: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

Lessee/Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_