**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-129, Floor 2, 7 sqm

1. Term

The lease shall commence on Mon Oct 13 2025 and expire on Mon Apr 13 2026 unless renewed or terminated earlier according to this Agreement.

2. Rent & Payment

The Tenant agrees to pay the Lessor a rent of $15000.00 per Quarterly. Rent is payable in advance on or before the 14 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: \_\_\_\_\_\_\_\_\_\_