ﻋـــــﻘــــﺪ ﺇﻳـــــــﺠــــــﺎﺭ

Tenancy Contract

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| **ﺗﻔﺎﺻﻴﻞ ﺍﻟﻌﻘﺪ DETAILS CONTRACT** | | | |
| Contract No. | 202400999355 | | ﺭﻗﻢ ﺍﻟﻌﻘﺪ |
| Issue Date | 2024-03-09 | | ﺗﺎﺭﻳﺦ ﺍﻹﺻﺪﺍﺭ |
| Start Date | 2024-03-15 | | ﺗﺎﺭﻳﺦ ﺍﻟﺒﺪﺍﻳﺔ |
| End Date | 2025-03-31 | | ﺗﺎﺭﻳﺦ ﺍﻟﻨﻬﺎﻳﺔ |
| Annual Rent | 52,000.00 | | ﺍﻹﻳﺠﺎﺭ ﺍﻟﺴﻨﻮﻱ |
| Contract Value | 52,000.00 | | ﻗﻴﻤﺔ ﺍﻟﻌﻘﺪ |
| Security Deposit |  | | ﻣﺒﻠﻎ ﺍﻟﺘﺄﻣﻴﻦ |
| Contract Type | Commercial | ﺗﺠﺎﺭﻱ | ﻧﻮﻉ ﺍﻟﻌﻘﺪ |
| Grace Period | 17 Day | 17 ﻳﻮﻡ | ﻓﺘﺮﺓ ﺍﻟﺴﻤﺎﺡ |
| Contract Term | 1 Year 17 Days | ﺳﻨﺔ ﻭﺍﺣﺪﺓ 17 ﺍﻳﺎﻡ | ﻣﺪﺓ ﺍﻟﻌﻘﺪ |
| Payment Method | Cash And Cheque | ﻧﻘﺪﻱ ﻭﺷﻴﻜﺎﺕ | ﻃﺮﻳﻘﺔ ﺍﻟﺴﺪﺍﺩ |
| Number of Payments | 12 | | ﻋﺪﺩ ﺍﻟﺪﻓﻌﺎﺕ |
| Number of Occupants | 0 | | ﻋﺪﺩ ﺍﻟﻘﺎﻃﻨﻴﻦ |
| Water & Electricity Bill | TENANT | ﺍﻟﻤﺴﺘﺄﺟﺮ | ﺍﺳﺘﻬﻼﻙ ﺍﻟﻤﺎﺀ ﻭﺍﻟﻜﻬﺮﺑﺎﺀ |
| Pets Allowed | No | ﻻ | ﺍﻟﺴﻤﺎﺡ ﺑﺈﻳﻮﺍﺀ ﺍﻟﺤﻴﻮﺍﻧﺎﺕ |

**ﺍﻟﻄﺮﻑ ﺍﻷﻭﻝ )ﺍﻟﻤﺆﺟﺮ( (LESSOR) PARTY FIRST**

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| **.1 ﺗﻔﺎﺻﻴﻞ ﺍﻟﻤﺆﺟﺮ DETAILS LESSOR 1.** | | | | | | | |
| **ﺍﻟﺒﺮﻳﺪ ﺍﻹﻟﻜﺘﺮﻭﻧﻲ**  **Email** | | **ﺍﻟﻬﺎﺗﻒ ﺍﻟﻤﺘﺤﺮﻙ**  **Mobile No.** | **ﺍﻟﺠﻨﺴﻴﺔ**  **Nationality** | | **ﺍﻟﻬﻮﻳﺔ ﺍﻹﻣﺎﺭﺍﺗﻴﺔ**  **Emirates ID No.** | **ﺍﻻﺳﻢ ﺍﻟﻜﺎﻣﻞ**  **Full Name** | |
| - | | - | ﺍﻻﻣﺎﺭﺍﺕ ﺍﻟﻌﺮﺑﻴﺔ ﺍﻟﻤﺘﺤﺪﺓ  United Arab Emirates | | 784194610636394 | ﺳﻨﺎﻥ ﺧﺎﺩﻡ ﺭﺍﺷﺪ ﺍﻟﻤﻬﻴﺮﻯ  {tenant.name} | |
| **ﺍﻟﻤﻌﻨﻲ ﺑﺎﻻﺗﺼﺎﻝ Person Contact** | | | | | | | |
| Full Name | SENAN KHADIM RASHED ALMHEIRI | | | ﺳﻨﺎﻥ ﺧﺎﺩﻡ ﺭﺍﺷﺪ ﺍﻟﻤﻬﻴﺮﻯ | | | ﺍﻻﺳﻢ ﺍﻟﻜﺎﻣﻞ |
| Mobile No. | 971504445772 | | | | | | ﺍﻟﻬﺎﺗﻒ ﺍﻟﻤﺘﺤﺮﻙ |
| Email | [Senan.almheiri@outlook.com](mailto:Senan.almheiri@outlook.com) | | | | | | ﺍﻟﺒﺮﻳﺪ ﺍﻻﻟﻜﺘﺮﻭﻧﻲ |

**ﺍﻟﻄﺮﻑ ﺍﻟﺜﺎﻧﻲ )ﺍﻟﻤﺴﺘﺄﺟﺮ( (TENANT) PARTY SECOND**

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| **1. TENANT DETAILS** |  |  | .1 **ﺗﻔﺎﺻﻴﻞ ﺍﻟﻤﺴﺘﺄﺟﺮ** |
| **ﺍﻟﺒﺮﻳﺪ ﺍﻹﻟﻜﺘﺮﻭﻧﻲ**  **Email** | **ﺍﻟﻬﺎﺗﻒ ﺍﻟﻤﺘﺤﺮﻙ**  **Mobile No.** | **ﺭﻗﻢ ﺍﻟﺮﺧﺼﺔ**  **License No.** | **ﺍﺳﻢ ﺍﻟﺸﺮﻛﺔ**  **Company Name** |
| [a.5alama@yahoo.com](mailto:a.5alama@yahoo.com) | 0503273171 | CN-1854888 | ﻓﻮﺭ ﻭﻳﻨﺠﺰ ﻟﺨﺪﻣﺎﺕ ﺍﻟﺘﻨﻈﻴﻒ - ﺷﺮﻛﺔ ﺍﻟﺸﺨﺺ ﺍﻟﻮﺍﺣﺪ ﺫ ﻡ ﻡ  FOUR WINGS CLEANING SERVICES - SOLE  .PROPRIETORSHIP L.L.C |

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| **ﺗﻔﺎﺻﻴﻞ ﺍﻟﻌﻘﺎﺭ DETAILS PROPERTY** | | | |
| Municipality | Abu Dhabi City | ﻣﺪﻳﻨﺔ ﺃﺑﻮﻇﺒﻲ | ﺍﻟﺒﻠﺪﻳﺔ |
| Zone | Al Zahiyah | ﺍﻟﺰﺍﻫﻴﺔ | ﺍﻟﻤﻨﻄﻘﺔ |
| Sector | E14 | ﺷﺮﻕ 14 | ﺍﻟﺤﻮﺽ |
| Road Name | ~ | ~ | ﺍﻟﺸﺎﺭﻉ |
| Plot No. | C14 | | ﺭﻗﻢ ﺍﻟﻘﺴﻴﻤﺔ |
| Plot Address | 000-014-000-C14 | | ﻋﻨﻮﺍﻥ ﺍﻟﻘﺴﻴﻤﺔ |
| Onwani Address | At Taqaleed St, Al Zahiyah, ,5  Abu Dhabi 22211 | ,5 ﺷﺎﺭﻉ ﺍﻟﺘَّﻘﺎﻟِﻴﺪ, ﺍﻟﺰﺍﻫﻴﺔ, ﺃﺑﻮﻇﺒﻲ  22211 | ﺍﻟﻌﻨﻮﺍﻥ ﺍﻟﻤﻮﺣﺪ |
| Property No. | PRP2679 | | ﺭﻗﻢ ﺍﻟﻌﻘﺎﺭ |
| Property Registration No. | PRP2679 | | ﺭﻗﻢ ﺗﺴﺠﻴﻞ ﺍﻟﻌﻘﺎﺭ |
| Property Name | Senan Khadem Rashed Al Muhairi | Senan Khadem Rashed Al  Muhairi | ﺍﺳﻢ ﺍﻟﻌﻘﺎﺭ |
| Property Type | BUILDING | ﺑﻨﺎﻳﺔ | ﻧﻮﻉ ﺍﻟﻌﻘﺎﺭ |

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| **UNITS DETAILS** |  |  |  |  | **ﺗﻔﺎﺻﻴﻞ ﺍﻟﻮﺣﺪﺍﺕ** | |
| **ﻣﻌﺮﻑ ﺍﻟﻌﻘﺎﺭ**  **Premise No.** | **ﺍﺳﺘﺨﺪﺍﻡ ﺍﻟﻮﺣﺪﺓ**  **Unit Usage** | **ﻋﺪﺩ ﺍﻟﻐﺮﻑ**  **No. of rooms** | **ﺍﻟﻤﺴﺎﺣﺔ ﻡ2**  **Area** | **ﻧﻮﻉ ﺍﻟﻮﺣﺪﺓ**  **Unit Type** | **ﺭﻗﻢ ﺗﺴﺠﻴﻞ ﺍﻟﻮﺣﺪﺓ**  **Unit Reg No.** | **ﺭﻗﻢ ﺍﻟﻮﺣﺪﺓ**  **Unit No.** |
| 2440710832 | ﺗﺠﺎﺭﻱ  COMMERCIAL |  |  | ﻣﻜﺘﺐ  OFFICE | UNT50515 | 101 |

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| **SIGNATURE** |  |  |  | **ﺍﻟﺘﻮﺍﻗﻴﻊ** |
| We, the undersigned, of our own free will and choice, undertake that all the data provided in this Contract and its appendices is correct and valid, and that we will assume liability for any incorrect data or misrepresentations contained herein. We shall also attach all the required validated documents; failing which, the Department of Municipalities and Transport may take the legal actions it deems appropriate and cancel the registration of the Agreement/Contract. Both parties shall bear criminal and administrative responsibility, without the right to claim from the DMT any indemnity resulting therefrom. | | | ﻧﺘﻌﻬـﺪ ﻧﺤـﻦ ﺍﻟﻤﻮﻗﻌـﻮﻥ ﺃﺩﻧـﺎﻩ ﻭﻧﺤـﻦ ﺑﻜﺎﻣـﻞ ﺇﺭﺍﺩﺗﻨـﺎ ﻭﺍﺧﺘﻴﺎﺭﻧـﺎ ﺑﺄﻥ ﺟﻤﻴـﻊ ﺍﻟﺒﻴﺎﻧﺎﺕ ﺍﻟﻤﻘﺪﻣـﺔ ﻓـﻲ ﻫـﺬﺍ ﺍﻻﺗﻔﺎﻗﻴﺔ/ﺍﻟﻌﻘـﺪ ﻭﻣﻼﺣﻘـﺎﺗﻬﻤﺎ ﺻﺤﻴﺤـﺔ، ﻭﺗـﻢ ﺍﻟﺘﺄﻛـﺪ ﻣـﻦ ﺻﺤﺘﻬـﺎ، ﻋﻠـﻰ ﺃﻥ ﻧﺘﺤﻤـﻞ ﻣﺴـﺆﻭﻟﻴﺔ ﺃﻳـﺔ ﺑﻴﺎﻧـﺎﺕ ﺧﺎﻃﺌـﺔ ﺃﻭ ﻣﺨﺎﻟﻔـﺔ ﻟﻠﻮﺍﻗـﻊ ﺗـﻢ ﺗﻘﺪﻳﻤﻬـﺎ ﻓـﻲ ﻫـﺬﻩ ﺍﻻﺗﻔﺎﻗﻴﺔ/ ﺍﻟﻌﻘـﺪ، ﻛﻤـﺎ ﻧﻠﺘـﺰﻡ ﺑﺈﺭﻓـﺎﻕ ﺟﻤﻴـﻊ ﺍﻟﻤﺴـﺘﻨﺪﺍﺕ ﺍﻟﻤﻄﻠﻮﺑـﺔ ﺑﻌـﺪ ﺍﻟﺘﺄﻛـﺪ ﻣـﻦ ﺻﺤﺘﻬـﺎ، ﻭﻓـﻲ ﺣـﺎﻝ ﻣﺨﺎﻟﻔﺘﻨـﺎ ﻟﺬﻟـﻚ، ﻓﻴﺤـﻖ ﻟﻠﺪﺍﺋـﺮﺓ ﺍﺗﺨـﺎﺫ ﺍﻹﺟـﺮﺍﺀﺍﺕ ﺍﻟﻘﺎﻧﻮﻧﻴـﺔ ﺍﻟﺘــﻲ ﺗﺮﺍﻫــﺎ ﻣﻨﺎﺳــﺒﺔ ﻭﺇﻟﻐﺎﺀ ﺗﺴﺠﻴﻞ ﺍﻻﺗﻔﺎﻗﻴﺔ/ﺍﻟﻌﻘﺪ ﻣﻊ ﺗﺤﻤﻞ ﺍﻟﻄﺮﻓﻴﻦ ﺍﻟﻤﺴﺆﻭﻟﻴﺔ ﺍﻟﺠﻨﺎﺋﻴﺔ ﻭﺍﻹﺩﺍﺭﻳﺔ ، ﺩﻭﻥ  ﻣﻄﺎﻟﺒــﺔ ﺍﻟﺪﺍﺋــﺮﺓ ﺑﺄﻳــﺔ ﺗﻌﻮﻳﻀــﺎﺕ ﺗﻨﺘــﺞ ﻋــﻦ ﺫﻟـﻚ. | |
| **Tenant signature** | **ﺗﻮﻗﻴﻊ ﺍﻟﻤﺴﺘﺄﺟﺮ** | | **Lessor signature** | **ﺗﻮﻗﻴﻊ ﺍﻟﻤﺆﺟﺮ** |
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ﺗﻢ ﺍﻋﺘﻤﺎﺩ ﻫﺬﺍ ﺍﻟﻌﻘﺪ ﺇﻟﻜﺘﺮﻭﻧﻴﺎً ﻣﻦ ﻗﺒﻞ ﺍﻟﻤﺴﺘﺄﺟﺮ

This Contract is electronically approved by the Tenant

ﺗﻢ ﺍﻋﺘﻤﺎﺩ ﻫﺬﺍ ﺍﻟﻌﻘﺪ ﺇﻟﻜﺘﺮﻭﻧﻴﺎً ﻣﻦ ﻗﺒﻞ ﺍﻟﻤﺆﺟﺮ

This Contract is electronically approved by the Lessor

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| **GENERAL TERMS AND CONDITIONS** | **ﺍﻟﺸﺮﻭﻁ ﻭﺍﻷﺣﻜﺎﻡ ﺍﻟﻌﺎﻣﺔ** |
| 1. The Tenant declares and acknowledges that he has inspected the Property subject matter of this Contract (The Premises), and he agreed to lease it as it is. | .1 ﻳﻘﺮ ﺍﻟﻤﺴﺘﺄﺟﺮ ﺑﺄﻧﻪ ﻗﺪ ﻋﺎﻳﻦ ﺍﻟﻌﻘﺎﺭ ﻣﻮﺿﻮﻉ ﻫﺬﺍ ﺍﻟﻌﻘﺪ )ﺍﻟﻤﺆﺟَّﺮ( ﻭﻭﺍﻓﻖ  ﻋﻠﻰ ﺍﺳﺘﺌﺠﺎﺭﻩ ﻋﻠﻰ ﺣﺎﻟﺘﻪ ﺍﻟﺮﺍﻫﻨﺔ. |
| 2. The Tenant undertakes to use the Premises for its intended purpose, as stated in this Contract. | .2 ﻳﺘﻌﻬﺪ ﺍﻟﻤﺴﺘﺄﺟﺮ ﺑﺎﺳﺘﻌﻤﺎﻝ ﺍﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ ﻟﻠﻐﺮﺽ ﺍﻟﻤﺨﺼﺺ ﻟﻪ، ﻭﻓﻘﺎً  ﻟﻤﺎ ﻫﻮ ﻣﺒﻴﻦ ﻓﻲ ﻫﺬﺍ ﺍﻟﻌﻘﺪ. |
| 3. The Tenant shall sub-lease the Premises, or any part thereof, only with the prior written approval of the Lessor, provided that he is committed to registering the sub-tenancy contract with the concerned municipality as prescribed by the legislation applicable in the Emirate of Abu Dhabi. | .3 ﻻ ﻳﺠﻮﺯ ﻟﻠﻤﺴﺘﺄﺟﺮ ﺇﻋﺎﺩﺓ ﺗﺄﺟﻴﺮ ﺍﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ ﺃﻭ ﺃﻱ ﺟﺰﺀ ﻣﻨﻪ ﻣﻦ ﺍﻟﺒﺎﻃﻦ ﺇﻻ ﺑﻌﺪ ﺍﻟﺤﺼﻮﻝ ﻋﻠﻰ ﺍﻟﻤﻮﺍﻓﻘﺔ ﺍﻟﺨﻄﻴﺔ ﻣﻦ ﺍﻟﻤﺆﺟِّﺮ، ﻋﻠﻰ ﺃﻥ ﻳﻠﺘﺰﻡ ﺑﺘﺴﺠﻴﻞ ﻋﻘﺪ ﺍﻹﻳﺠﺎﺭ ﻣﻦ ﺍﻟﺒﺎﻃﻦ ﻟﺪﻯ ﺍﻟﺒﻠﺪﻳﺔ ﺍﻟﻤﻌﻨﻴﺔ ﻭﻓﻘﺎً ﻟﻤﺎ ﻫﻮ ﻣﻘﺮﺭ ﺑﻤﻮﺟﺐ  ﺍﻟﺘﺸﺮﻳﻌﺎﺕ ﺍﻟﺴﺎﺭﻳﺔ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮ ﻇﺒﻲ. |
| 4. The Tenant shall only make amendments or additions to the Premises with the written approval of the Lessor. The Tenant shall assume liability for any damage, shortage, or deterioration occurring to the Premises during the contract term unless such damage, shortage, or deterioration results from any act on the part of the Landlord. | .4 ﻳﺘﻌﻬﺪ ﺍﻟﻤﺴﺘﺄﺟﺮ ﺑﻌﺪﻡ ﺇﺟﺮﺍﺀ ﺃﻱ ﺗﻌﺪﻳﻼﺕ ﺃﻭ ﺇﺿﺎﻓﺎﺕ ﻋﻠﻰ ﺍﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ ﺩﻭﻥ ﻣﻮﺍﻓﻘﺔ ﺍﻟﻤﺆﺟِّﺮ ﺍﻟﺨﻄﻴﺔ، ﻭﻳﻜﻮﻥ ﻣﺴﺆﻭﻻً ﻋﻦ ﺃﻱ ﺃﺿﺮﺍﺭ ﺃﻭ ﻧﻘﺺ ﺃﻭ ﺗﻠﻒ ﻳﻠﺤﻖ ﺑﺎﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ ﺧﻼﻝ ﻣﺪﺓ ﺍﻟﻌﻘﺪ، ﻣﺎ ﻟﻢ ﻳﻜﻦ ﻧﺎﺷﺌﺎً ﻋﻦ ﻓﻌﻞ  ﻣﺎﻟﻚ ﺍﻟﻌﻘﺎﺭ. |
| 5. The Tenant shall pay all electricity, water, gas, cooling service bills and any other utility bills resulting from using the Premises unless otherwise expressly agreed upon. | .5 ﻳﻜﻮﻥ ﺍﻟﻤﺴﺘﺄﺟﺮ ﻣﺴﺆﻭﻻً ﻋﻦ ﺳﺪﺍﺩ ﻛﺎﻓﺔ ﻓﻮﺍﺗﻴﺮ ﺍﻟﻜﻬﺮﺑﺎﺀ ﻭﺍﻟﻤﺎﺀ ﻭﺍﻟﻐﺎﺯ ﻭ  ﺧﺪﻣﺔ ﺍﻟﺘﺒﺮﻳﺪ ﻭﻓﻮﺍﺗﻴﺮ ﺍﻻﺳﺘﻬﻼﻙ ﺍﻟﻤﺘﺮﺗﺒﺔ ﻋﻠﻰ ﺍﺳﺘﺨﺪﺍﻡ ﺍﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟّﺮ،  ﻣﺎ ﻟﻢ ﻳﺘﻢ ﺍﻻﺗﻔﺎﻕ ﻋﻠﻰ ﻏﻴﺮ ﺫﻟﻚ ﺻﺮﺍﺣﺔ ﻓﻲ ﻫﺬﺍ ﺍﻟﻌﻘﺪ. |
| 6. The Tenant shall pay the rent agreed upon on the maturity dates and according to the approved method. | .6 ﻳﺘﻌﻬﺪ ﺍﻟﻤﺴﺘﺄﺟﺮ ﺑﺴﺪﺍﺩ ﻗﻴﻤﺔ ﺍﻹﻳﺠﺎﺭ ﺍﻟﻤﺘﻔﻖ ﻋﻠﻴﻪ ﻓﻲ ﻫﺬﺍ ﺍﻟﻌﻘﺪ ﻭﻓﻖ  ﺍﻟﺘﻮﺍﺭﻳﺦ ﻭﻃﺮﻳﻘﺔ ﺍﻟﺴﺪﺍﺩ ﺍﻟﻤﺘﻔﻖ ﻋﻠﻴﻬﺎ. |
| 7. Both parties agree that the lessor’s right to claim the rent or any part thereof shall be forfeited if a calendar year has passed since the date on which the rent’s instalment is due without being claimed. The lessor acknowledges and agrees that, in this case, any unclaimed rent and/or instalment will be considered as paid in full. | .7 ﺍﺗﻔﻖ ﺍﻟﻄﺮﻓﺎﻥ ﻋﻠﻰ ﺳﻘﻮﻁ ﺣﻖ ﺍﻟﻤﺆﺟِّﺮ ﻓﻲ ﺍﻟﻤﻄﺎﻟﺒﺔ ﺑﺎﻟﻘﻴﻤﺔ ﺍﻹﻳﺠﺎﺭﻳﺔ ﺃﻭ ﺃﻱ ﺟﺰﺀ ﻣﻨﻬﺎ ﺑﻤﺮﻭﺭ ﺳﻨﺔ ﻣﻴﻼﺩﻳﺔ ﻣﻦ ﺗﺎﺭﻳﺦ ﺍﺳﺘﺤﻘﺎﻗﻬﺎ ﺩﻭﻥ ﺍﻟﻤﻄﺎﻟﺒﺔ ﺑﻬﺎ، ﻛﻤﺎ ﻳﻘﺮّ ﻭﻳﻮﺍﻓﻖ ﺍﻟﻤﺆﺟِّﺮ ﻋﻠﻰ ﺃﻥ ﻣﺮﻭﺭ ﻫﺬﻩ ﺍﻟﻤﺪﺓ ﻋﻠﻰ ﺍﺳﺘﺤﻘﺎﻕ ﺍﻟﻘﻴﻤﺔ ﺍﻹﻳﺠﺎﺭﻳﺔ ﺃﻭ ﺃﻱ ﺟﺰﺀ ﻣﻨﻬﺎ ﺩﻭﻥ ﺍﻟﻤﻄﺎﻟﺒﺔ ﺑﻬﺎ ﻳﻌﺘﺒﺮ ﺇﻗﺮﺍﺭﺍً ﻣﻦ ﺍﻟﻤﺆﺟِّﺮ  ﺑﺎﺳﺘﻴﻔﺎﺋﻪ ﻟﻬﺎ. |
| 8. The Lessor shall enable the Tenant to fully use the Premises for the lease purpose as prescribed hereunder. Furthermore, the Lessor shall not disturb the Tenant’s enjoyment of the Premises. | .8 ﻳﺘﻌﻬﺪ ﺍﻟﻤﺆﺟِّﺮ ﺑﺘﻤﻜﻴﻦ ﺍﻟﻤﺴﺘﺄﺟﺮ ﻣﻦ ﺍﻻﻧﺘﻔﺎﻉ ﺍﻟﺘﺎﻡ ﺑﺎﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ  ﻟﻠﻐﺮﺽ ﺍﻟﻤﺆﺟَّﺮ ﻟﻪ، ﻭﻓﻘﺎً ﻟﻤﺎ ﻫﻮ ﻣﻘﺮﺭ ﺑﻤﻮﺟﺐ ﻫﺬﺍ ﺍﻟﻌﻘﺪ، ﻛﻤﺎ ﻳﺘﻌﻬﺪ  ﺑﻌﺪﻡ ﺍﻟﺘﻌﺮﺽ ﻟﻠﻤﺴﺘﺄﺟﺮ ﻓﻲ ﺍﻻﻧﺘﻔﺎﻉ ﺑﺎﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ. |

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| 9. The Lessor shall undertake the necessary maintenance works for the Premises during the lease term and shall carry out all necessary repairs, other than rental repairs unless expressly agreed upon by the parties herein. | .9 ﻳﻜﻮﻥ ﺍﻟﻤﺆﺟِّﺮ ﻣﺴﺆﻭﻻً ﻋﻦ ﺃﻋﻤﺎﻝ ﺍﻟﺼﻴﺎﻧﺔ ﺍﻟﻼﺯﻣﺔ ﻟﻠﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ، ﻭﺃﻥ  ﻳﻘﻮﻡ ﺃﺛﻨﺎﺀ ﻣﺪﺓ ﺍﻹﻳﺠﺎﺭ ﺑﺠﻤﻴﻊ ﺍﻹﺻﻼﺣﺎﺕ ﺍﻟﻀﺮﻭﺭﻳﺔ ﺩﻭﻥ ﺍﻹﺻﻼﺣﺎﺕ  ﺍﻟﺘﺄﺟﻴﺮﻳﺔ، ﻣﺎ ﻟﻢ ﻳﺘﻔﻖ ﺍﻟﻄﺮﻓﺎﻥ ﻋﻠﻰ ﺧﻼﻑ ﺫﻟﻚ ﺻﺮﺍﺣﺔً ﻓﻲ ﻫﺬﺍ ﺍﻟﻌﻘﺪ. |
| 10. Both parties understand that this contract renewal shall be registered with the competent municipality in accordance with the applicable law. Accordingly, the lessor undertakes to register any renewals to this contract within a period not exceeding (90 days) from the date of the contract's End Date as specified in the contract details, In the event that this period has passed without either of the parties applying to register the renewal contract in the Real Estate Lease Contracts Electronic Register "Tawtheeq Register System", the parties acknowledge and agree that the system will automatically close this contract and return the unit's leasing status to the "vacant" position without the need for prior notice or notification to either party. Both parties shall bear all liabilities, consequences, and responsibilities In any way arising therefrom. | .10 ﻳﻌﻠﻢ ﺍﻟﻄﺮﻓﺎﻥ ﺃﻧﻪ ﻳﺘﻮﺟﺐ ﺗﺴﺠﻴﻞ ﺃﻱ ﺗﺠﺪﻳﺪ ﻟﻬﺬﺍ ﺍﻟﻌﻘﺪ ﺑﻌﺪ ﺍﻧﺘﻬﺎﺀ ﻣﺪﺗﻪ  ﺑﻤﻮﺟﺐ ﺃﺣﻜﺎﻡ ﺍﻟﻘﺎﻧﻮﻥ، ﻭﺑﻨﺎﺀً ﻋﻠﻴﻪ ﻳﺘﻌﻬﺪ ﺍﻟﻤﺆﺟِّﺮ ﺑﺘﺴﺠﻴﻞ ﺃﻱ ﺗﺠﺪﻳﺪ ﻳﻄﺮﺃ  ﻋﻠﻰ ﺍﻟﻌﻘﺪ ﻟﺪﻯ ﺍﻟﺒﻠﺪﻳﺔ ﺍﻟﻤﺨﺘﺼﺔ ﺧﻼﻝ ﻣﺪﺓ ﻻ ﺗﺘﺠﺎﻭﺯ (90) ﺗﺴﻌﻴﻦ ﻳﻮﻣﺎً ﻣﻦ ﺗﺎﺭﻳﺦ ﺍﻧﺘﻬﺎﺀ ﻣﺪﺓ ﻫﺬﺍ ﺍﻟﻌﻘﺪ، ﻛﻤﺎ ﻳﻘﺮّ ﻭﻳﻮﺍﻓﻖ ﺍﻟﻄﺮﻓﺎﻥ ﺑﺸﻜﻞ ﻗﺎﻃﻊ ﻋﻠﻰ ﺃﻧﻪ ﻓﻲ ﺣﺎﻝ ﻣﺮﻭﺭ ﻫﺬﻩ ﺍﻟﻤﺪﺓ ﻋﻠﻰ ﺍﻧﺘﻬﺎﺀ ﻋﻘﺪ ﺍﻹﻳﺠﺎﺭ ﺩﻭﻥ ﻣﺒﺎﺷﺮﺓ ﺃﻱ ﻣﻦ ﺍﻟﻄﺮﻓﻴﻦ ﻹﺟﺮﺍﺀﺍﺕ ﺗﺴﺠﻴﻞ ﺫﻟﻚ ﺍﻟﺘﺠﺪﻳﺪ ﻓﻲ ﺍﻟﺴﺠﻞ ﺍﻹﻟﻜﺘﺮﻭﻧﻲ ﻟﺘﺴﺠﻴﻞ ﻋﻘﻮﺩ ﺗﺄﺟﻴﺮ ﺍﻟﻌﻘﺎﺭﺍﺕ "ﻧﻈﺎﻡ ﺗﻮﺛﻴﻖ"، ﻓﺴﻴﻘﻮﻡ ﺍﻟﻨﻈﺎﻡ ﺑﺸﻜﻞ ﺗﻠﻘﺎﺋﻲ ﺑﺈﻏﻼﻕ ﻫﺬﺍ ﺍﻟﻌﻘﺪ ﻭﺇﻋﺎﺩﺓ ﺣﺎﻟﺔ ﺗﺄﺟﻴﺮ ﺍﻟﻮﺣﺪﺓ ﺇﻟﻰ ﻭﺿﻌﻴﺔ "ﻭﺣﺪﺓ ﺷﺎﻏﺮﺓ" ﺩﻭﻥ ﺍﻟﺤﺎﺟﺔ ﻹﺷﻌﺎﺭ ﺃﻭ ﺇﺧﻄﺎﺭ ﻣﺴﺒﻖ ﻷﻱ ﻣﻦ ﺍﻟﻄﺮﻓﻴﻦ، ﻣﻊ ﺗﺤﻤُّﻞ  ﻛﻼ ﺍﻟﻄﺮﻓﻴﻦ ﻟﻜﺎﻓﺔ ﺍﻟﻌﻮﺍﻗﺐ ﻭﺍﻟﺘﺒﻌﺎﺕ ﻭﺍﻟﻤﺴﺆﻭﻟﻴﺎﺕ ﺍﻟﻨﺎﺷﺌﺔ ﻋﻦ ﺫﻟﻚ. |
| 11. The Lessor shall register the tenancy contract and any amendments to it or renewal thereof in the Tawtheeq Register System of the Department of Municipalities and Transport at the competent municipality and provide all the relevant necessary documents. | .11 ﻳﻠﺘﺰﻡ ﺍﻟﻤﺆﺟِّﺮ ﺑﺘﺴﺠﻴﻞ ﻋﻘﺪ ﺍﻹﻳﺠﺎﺭ ﻭﺃﻱ ﺗﻌﺪﻳﻼﺕ ﺃﻭ ﺗﺠﺪﻳﺪ ﻳﻄﺮﺃ ﻋﻠﻴﻪ ﻓﻲ  ﻧﻈﺎﻡ ﺗﺴﺠﻴﻞ ﺍﻟﻌﻘﻮﺩ ﺍﻹﻳﺠﺎﺭﻳﺔ ﺍﻟﺘﺎﺑﻊ ﻟﺪﺍﺋﺮﺓ ﺍﻟﺒﻠﺪﻳﺎﺕ ﻭﺍﻟﻨﻘﻞ ﻟﺪﻯ ﺍﻟﺒﻠﺪﻳﺔ  ﺍﻟﻤﻌﻨﻴﺔ، ﻭﺗﻮﻓﻴﺮ ﻛﺎﻓﺔ ﺍﻟﻤﺴﺘﻨﺪﺍﺕ ﺍﻟﻼﺯﻣﺔ ﻟﺬﻟﻚ. |
| 12. The Lessor understands that the DMT may suspend the registration of new tenancy contracts for the violating property/ Building in case of breach of any of the provisions of Chairman of the Executive Council Resolution No. (4) of 2011 concerning the Rules of Registration of Lease Contracts in the Emirate of Abu Dhabi, in terms of registering new contracts, renewing expired contracts, updating the particulars and any other amendments to it during the validity period of the contract, in accordance with the requirements of this contract and the legislation applicable in the Emirate of Abu Dhabi. | .12 ﻳﻌﻠﻢ ﺍﻟﻤﺆﺟِّﺮ ﺑﺄﻥ ﺩﺍﺋﺮﺓ ﺍﻟﺒﻠﺪﻳﺎﺕ ﻭﺍﻟﻨﻘﻞ ﺳﺘﻘﻮﻡ ﺑﻮﻗﻒ ﻣﻌﺎﻣﻼﺗﻪ ﺍﻟﺨﺎﺻﺔ ﺑﺘﺴﺠﻴﻞ ﻋﻘﻮﺩ ﺍﻹﻳﺠﺎﺭ ﺍﻟﺠﺪﻳﺪﺓ ﻟﻠﻌﻘﺎﺭ / ﺍﻟﻤﺒﻨﻰ ﺍﻟﻤﺨﺎﻟﻒ ﻓﻲ ﺣﺎﻝ ﻣﺨﺎﻟﻔﺘﻪ ﻷﻱ ﻣﻦ ﺃﺣﻜﺎﻡ ﻗﺮﺍﺭ ﺭﺋﻴﺲ ﺍﻟﻤﺠﻠﺲ ﺍﻟﺘﻨﻔﻴﺬﻱ ﺭﻗﻢ (4) ﻟﺴﻨﺔ 2011 ﺑﺸﺄﻥ ﻗﻮﺍﻋﺪ ﺗﺴﺠﻴﻞ ﻋﻘﻮﺩ ﺍﻹﻳﺠﺎﺭ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮﻇﺒﻲ، ﺑﺸﺄﻥ  ﺗﺴﺠﻴﻞ ﺍﻟﻌﻘﻮﺩ ﺍﻟﺠﺪﻳﺪﺓ ﻭﺗﺠﺪﻳﺪ ﺍﻟﻌﻘﻮﺩ ﺍﻟﻤﻨﺘﻬﻴﺔ ﻭﺗﺤﺪﻳﺚ ﺍﻟﺒﻴﺎﻧﺎﺕ ﻭﺃﻳﺔ ﺗﻌﺪﻳﻼﺕ ﺗﻄﺮﺃ ﻋﻠﻴﻬﺎ ﺧﻼﻝ ﻣﺪﺓ ﺳﺮﻳﺎﻥ ﺍﻟﻌﻘﺪ، ﻭﻓﻘﺎً ﻟﻤﺘﻄﻠﺒﺎﺕ ﻫﺬﺍ  ﺍﻟﻌﻘﺪ ﻭﺍﻟﺘﺸﺮﻳﻌﺎﺕ ﺍﻟﻨﺎﻓﺬﺓ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮﻇﺒﻲ. |

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| 13. The Tenant acknowledges that the occupants whose particulars are mentioned above are all the occupants of the Premises. The Tenant shall assume liability for the authenticity of their details. | .13 ﻳﻘﺮ ﺍﻟﻤﺴﺘﺄﺟﺮ ﺑﺄﻥ ﺍﻟﻘﺎﻃﻨﻴﻦ ﺍﻟﻮﺍﺭﺩﺓ ﺑﻴﺎﻧﺎﺗﻬﻢ ﻓﻲ ﻫﺬﺍ ﺍﻟﻌﻘﺪ ﻫﻢ ﺟﻤﻴﻊ  ﺍﻟﻘﺎﻃﻨﻴﻦ ﻓﻲ ﺍﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ، ﻭﻳﻘﺮ ﺑﻤﺴﺆﻭﻟﻴﺘﻪ ﻋﻦ ﺻﺤﺔ ﺑﻴﺎﻧﺎﺗﻬﻢ. |
| 14. In case there are various commercial licenses in respect of the Premises, the Tenant shall provide a no objection certificate from the Lessor to have more than one commercial license for the Premises, in addition to the fulfilment of all the Department of Economic Development requirements. | .14 ﻓﻲ ﺣﺎﻝ ﺗﻌﺪﺩ ﺍﻟﺮﺧﺺ ﺍﻟﺘﺠﺎﺭﻳﺔ ﻋﻠﻰ ﺍﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ، ﻳﺘﻌﻬﺪ ﺍﻟﻤﺴﺘﺄﺟﺮ ﺑﺘﻘﺪﻳﻢ ﻣﺎ ﻳﺜﺒﺖ ﻋﺪﻡ ﻣﻤﺎﻧﻌﺔ ﺍﻟﻤﺆﺟِّﺮ ﻣﻦ ﺍﺳﺘﺨﺮﺍﺝ ﺃﻛﺜﺮ ﻣﻦ ﺭﺧﺼﺔ ﺗﺠﺎﺭﻳﺔ ﻋﻠﻰ ﺍﻟﻌﻘﺎﺭ ﺍﻟﻤﺆﺟَّﺮ، ﺇﺿﺎﻓﺔً ﺇﻟﻰ ﺿﺮﻭﺭﺓ ﺍﺳﺘﻴﻔﺎﺀ ﺍﻟﻤﺴﺘﺄﺟﺮ ﻟﻜﺎﻓﺔ  ﻣﺘﻄﻠﺒﺎﺕ ﺩﺍﺋﺮﺓ ﺍﻟﺘﻨﻤﻴﺔ ﺍﻻﻗﺘﺼﺎﺩﻳﺔ. |
| 15. The parties shall comply with the public health and safety regulations in Emirate of Abu Dhabi. | .15 ﻳﻠﺘﺰﻡ ﺍﻟﻄﺮﻓﺎﻥ ﺑﻘﻮﺍﻋﺪ ﺍﻟﺼﺤﺔ ﻭﺍﻟﺴﻼﻣﺔ ﺍﻟﻌﺎﻣﺔ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮﻇﺒﻲ. |
| 16. The parties hereto declare and acknowledge that the addresses and telephone numbers mentioned herein are correct and that such addresses and numbers shall be the approved addresses for legal notices and process services in the case of any dispute arising between the parties. | .16 ﻳﻘﺮ ﺍﻟﻄﺮﻓﺎﻥ ﺑﺼﺤﺔ ﺍﻟﻌﻨﺎﻭﻳﻦ ﻭﺃﺭﻗﺎﻡ ﺍﻟﻬﻮﺍﺗﻒ ﺍﻟﻤﺬﻛﻮﺭﺓ ﻓﻲ ﻫﺬﺍ ﺍﻟﻌﻘﺪ،  ﻭﺗﻜﻮﻥ ﺗﻠﻚ ﺍﻟﻌﻨﺎﻭﻳﻦ ﻭﺍﻷﺭﻗﺎﻡ ﻫﻲ ﺍﻟﻤﻌﺘﻤﺪﺓ ﻓﻲ ﺍﻹﺧﻄﺎﺭﺍﺕ ﺍﻟﻘﺎﻧﻮﻧﻴﺔ  ﻭﺍﻹﻋﻼﻧﺎﺕ ﺍﻟﻘﻀﺎﺋﻴﺔ ﻓﻲ ﺣﺎﻟﺔ ﻧﺸﻮﺀ ﺃﻱ ﻧﺰﺍﻉ ﺑﻴﻦ ﺍﻟﻄﺮﻓﻴﻦ. |
| 17. The parties shall observe and comply with the provisions of Law No. (8) of 2019 Concerning the Regulation of Occupancy of Properties and Residential Units in the Emirate of Abu Dhabi, its Executive Regulations No. (105) of 2020, and Administrative Resolution No. (3) of 2021 regarding housing unit specifications and occupancy controls in the Emirate of Abu Dhabi and any amendments to any of them from time to time. | .17 ﻳﻠﺘﺰﻡ ﺍﻟﻄﺮﻓﺎﻥ ﺑﺎﻻﻣﺘﺜﺎﻝ ﻷﺣﻜﺎﻡ ﺍﻟﻘﺎﻧﻮﻥ ﺭﻗﻢ (8) ﻟﺴﻨﺔ 2019 ﺑﺸﺄﻥ ﺇﺷﻐﺎﻝ ﺍﻟﻌﻘﺎﺭﺍﺕ ﻭﺍﻟﻮﺣﺪﺍﺕ ﺍﻟﺴﻜﻨﻴﺔ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮﻇﺒﻲ، ﻭﻻﺋﺤﺘﻪ ﺍﻟﺘﻨﻔﻴﺬﻳﺔ ﺭﻗﻢ (105) ﻟﺴﻨﺔ 2020، ﻭﺍﻟﻘﺮﺍﺭ ﺍﻹﺩﺍﺭﻱ ﺭﻗﻢ (3) ﻟﺴﻨﺔ 2021 ﺑﺸﺄﻥ ﻣﻮﺍﺻﻔﺎﺕ ﺍﻟﻮﺣﺪﺍﺕ ﺍﻟﺴﻜﻨﻴﺔ ﻭﺿﻮﺍﺑﻂ ﺇﺷﻐﺎﻟﻬﺎ ﻓﻲ ﺇﻣﺎﺭﺓ  ﺃﺑﻮﻇﺒﻲ، ﻭﺃﻱ ﺗﻌﺪﻳﻼﺕ ﺗﻄﺮﺃ ﻋﻠﻰ ﺃﻱ ﻣﻨﻬﺎ ﻣﻦ ﻭﻗﺖ ﻵﺧﺮ. |
| 18. This Contract shall be governed by all provisions of Law No.  (20) of 2006 concerning Tenancy and Organization of Landlord-Tenant Relation in the Emirate of Abu Dhabi and its amendments, and any changes to it from time to time. Such Contract shall also be governed by the other relevant local and federal legislations and regulations applicable in the Emirate. | .18 ﻳﺨﻀﻊ ﻫﺬﺍ ﺍﻟﻌﻘﺪ ﻟﻜﺎﻓﺔ ﺃﺣﻜﺎﻡ ﺍﻟﻘﺎﻧﻮﻥ ﺭﻗﻢ (20) ﻟﺴﻨﺔ 2006 ﺑﺸﺄﻥ ﺇﻳﺠﺎﺭ ﺍﻷﻣﺎﻛﻦ ﻭﺗﻨﻈﻴﻢ ﺍﻟﻌﻼﻗﺔ ﺑﻴﻦ ﺍﻟﻤﺆﺟﺮﻳﻦ ﻭﺍﻟﻤﺴﺘﺄﺟﺮﻳﻦ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮﻇﺒﻲ ﻭﺗﻌﺪﻳﻼﺗﻪ، ﻭﺃﻳﺔ ﺗﻐﻴﻴﺮﺍﺕ ﺗﻄﺮﺃ ﻋﻠﻴﻪ ﻣﻦ ﻭﻗﺖ ﻵﺧﺮ، ﻛﻤﺎ ﻳﺨﻀﻊ  ﻟﻠﺘﺸﺮﻳﻌﺎﺕ ﻭﺍﻟﻠﻮﺍﺋﺢ ﺍﻷﺧﺮﻯ ﺍﻟﻤﺤﻠﻴﺔ ﻭﺍﻻﺗﺤﺎﺩﻳﺔ ﺫﺍﺕ ﺍﻟﺼﻠﺔ ﺍﻟﺴﺎﺭﻳﺔ ﻓﻲ  ﺍﻹﻣﺎﺭﺓ. |
| 19. Any difference or dispute arising from the implementation | .19 ﺃﻱ ﺧﻼﻑ ﺃﻭ ﻧﺰﺍﻉ ﻗﺪ ﻳﻨﺸﺄ ﻋﻦ ﺗﻨﻔﻴﺬ ﺃﻭ ﺗﻔﺴﻴﺮ ﻫﺬﺍ ﺍﻟﻌﻘﺪ، ﻳﻠﺰﻡ ﺍﻟﻨﻈﺮ |

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| or interpretation of this Contract shall be considered and settled by the Rent Dispute Settlement Committee in the Emirate of Abu Dhabi. | ﻭﺍﻟﺒﺖّ ﻓﻴﻪ ﻣﻦ ﻗِﺒَﻞ ﻟﺠﺎﻥ ﻓﺾّ ﺍﻟﻤﻨﺎﺯﻋﺎﺕ ﺍﻹﻳﺠﺎﺭﻳﺔ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮﻇﺒﻲ. |
| 20. If any or all additional clauses and/or special terms attached hereto are contrary to the local and/or federal laws applicable in the Emirate of Abu Dhabi, and/or the regulations and decisions issued thereunder, and/or to the General Terms and Conditions stipulated herein, the parties understand and acknowledge that such contravening clauses shall not produce legal effects as between them or as against any third parties and shall be considered as null and void. | .20 ﻓﻲ ﺣﺎﻝ ﻛﺎﻧﺖ ﺍﻟﺒﻨﻮﺩ ﺍﻹﺿﺎﻓﻴﺔ ﺃﻭ ﺍﻟﺸﺮﻭﻁ ﺍﻟﺨﺎﺻﺔ ﺍﻟﻤﻠﺤﻘﺔ ﺑﻬﺬﺍ ﺍﻟﻌﻘﺪ ﺃﻭ ﺃﻱ ﻣﻨﻬﺎ ﻣﺨﺎﻟﻔﺔ ﻟﻠﻘﻮﺍﻧﻴﻦ ﺍﻟﻤﺤﻠﻴﺔ ﺃﻭ ﺍﻻﺗﺤﺎﺩﻳﺔ ﺍﻟﺴﺎﺭﻳﺔ ﻓﻲ ﺇﻣﺎﺭﺓ ﺃﺑﻮﻇﺒﻲ ﺃﻭ ﺍﻟﻠﻮﺍﺋﺢ ﻭﺍﻟﻘﺮﺍﺭﺍﺕ ﺍﻟﺼﺎﺩﺭﺓ ﺑﻤﻮﺟﺒﻬﺎ ﺃﻭ ﻟﻠﺸﺮﻭﻁ ﻭﺍﻷﺣﻜﺎﻡ ﺍﻟﻌﺎﻣﺔ ﻟﻬﺬﺍ ﺍﻟﻌﻘﺪ، ﻳﻌﻠﻢ ﻭﻳﻘﺮ ﺍﻟﻄﺮﻓﺎﻥ ﺑﺄﻧﻪ ﻻ ﻳﺮﺗﺐ ﻋﻠﻴﻬﺎ ﺃﻱ ﺁﺛﺎﺭ ﻗﺎﻧﻮﻧﻴﺔ  ﺑﻴﻨﻬﻤﺎ ﺃﻭ ﺿﺪ ﺍﻟﻐﻴﺮ ﻭﺗﻌﺘﺒﺮ ﻣﻠﻐﺎﺓ ﻭﻏﻴﺮ ﻧﺎﻓﺬﺓ. |
| 21. The parties understand and confirm that the General Terms and Conditions hereof are not severable and that any agreement between them to amend, delete or redraft any of these conditions or the waiver by any of the parties of the rights arising in his favor thereunder shall then be considered null and void and shall not produce any legal effects for any of them or a third party unless any of the General Terms and Conditions expressly stipulates that the parties may agree in contradiction to what is defined therein. | .21 ﻳﻌﻠﻢ ﻭﻳﺆﻛﺪّ ﺍﻟﻄﺮﻓﺎﻥ ﺑﺄﻥ ﺍﻟﺸﺮﻭﻁ ﻭﺍﻷﺣﻜﺎﻡ ﺍﻟﻌﺎﻣﺔ ﻟﻬﺬﺍ ﺍﻟﻌﻘﺪ ﻏﻴﺮ ﻗﺎﺑﻠﺔ ﻟﻠﺘﺠﺰﺋﺔ، ﻭﺃﻥ ﺃﻱ ﺍﺗﻔﺎﻕ ﺑﻴﻨﻬﻤﺎ ﻋﻠﻰ ﺗﻌﺪﻳﻞ ﺃﻭ ﺣﺬﻑ ﺃﻭ ﺇﻋﺎﺩﺓ ﺻﻴﺎﻏﺔ ﺃﻱ ﻣﻦ ﺗﻠﻚ ﺍﻟﺸﺮﻭﻁ، ﺃﻭ ﺗﻨﺎﺯﻝ ﺃﻱ ﻣﻦ ﺍﻟﻄﺮﻓﻴﻦ ﻋﻦ ﺍﻟﺤﻘﻮﻕ ﺍﻟﻨﺎﺷﺌﺔ ﻟﻤﺼﻠﺤﺘﻪ، ﻋﻨﺪﺋﺬٍ ﻳﻌﺘﺒﺮ ﺫﻟﻚ ﺍﻻﺗﻔﺎﻕ ﺑﺎﻃﻼً ﻭﻻ ﻳﺮﺗﺐ ﻋﻠﻴﻪ ﺃﻱ ﺁﺛﺎﺭ ﻗﺎﻧﻮﻧﻴﺔ ﻷﻱ ﻣﻨﻬﻤﺎ ﺃﻭ ﻟﻠﻐﻴﺮ، ﻭﺫﻟﻚ ﻣﺎ ﻟﻢ ﺗﻨﺺ ﺃﻱ ﻣﻦ ﺍﻟﺸﺮﻭﻁ ﻭﺍﻷﺣﻜﺎﻡ ﺍﻟﻌﺎﻣﺔ  ﺻﺮﺍﺣﺔً ﻋﻠﻰ ﺟﻮﺍﺯ ﺍﺗﻔﺎﻕ ﺍﻟﻄﺮﻓﻴﻦ ﻋﻠﻰ ﺧﻼﻑ ﻣﺎ ﻫﻮ ﻣﻨﺼﻮﺹ ﻋﻠﻴﻪ ﻓﻲ  ﻫﺬﺍ ﺍﻟﻌﻘﺪ. |
| 22. Any additional clauses or special terms agreed upon by the parties shall be written in Arabic and enclosed in Appendix  (A). Such additional clauses or special terms may be written in English in parallel with Arabic. | .22 ﻳﺠﺐ ﺃﻥ ﺗﻜﻮﻥ ﺃﻱ ﺑﻨﻮﺩ ﺇﺿﺎﻓﻴﺔ ﺃﻭ ﺷﺮﻭﻁ ﺧﺎﺻﺔ ﻳﺘﻔﻖ ﻋﻠﻴﻬﺎ ﺍﻟﻄﺮﻓﺎﻥ  ﻣﺮﻓﻘﺔ ﺑﻬﺬﺍ ﺍﻟﻌﻘﺪ ﻓﻲ ﺍﻟﻤﻠﺤﻖ )ﺃ(، ﻭﻣﺤﺮﺭﺓ ﺑﺎﻟﻠﻐﺔ ﺍﻟﻌﺮﺑﻴﺔ ﻭﻳﺠﻮﺯ ﺗﺤﺮﻳﺮﻫﺎ  ﺑﺎﻟﻠﻐﺔ ﺍﻹﻧﺠﻠﻴﺰﻳﺔ ﺇﻟﻰ ﺟﺎﻧﺐ ﺍﻟﻠﻐﺔ ﺍﻟﻌﺮﺑﻴﺔ. |
| 23. In case of any conflict or discrepancy occurring between Arabic and English concerning the interpretation of the provisions of this contract or its appendices, Arabic text shall prevail. | .23 ﻓﻲ ﺣﺎﻝ ﻭﺟﻮﺩ ﺃﻱ ﺗﻌﺎﺭﺽ ﺃﻭ ﺍﺧﺘﻼﻑ ﻓﻲ ﺗﻔﺴﻴﺮ ﺃﺣﻜﺎﻡ ﻫﺬﺍ ﺍﻟﻌﻘﺪ ﺃﻭ  ﺃﻱ ﻣﻦ ﻣﻼﺣﻘﻪ ﺑﻴﻦ ﺍﻟﻨﺺ ﺍﻟﻌﺮﺑﻲ ﻭﺍﻟﻨﺺ ﺍﻹﻧﺠﻠﻴﺰﻱ، ﻓﺘﻜﻮﻥ ﺍﻟﻨﺼﻮﺹ  ﻭﺍﻷﺣﻜﺎﻡ ﺍﻟﻤﺤﺮﺭﺓ ﺑﺎﻟﻌﺮﺑﻴﺔ ﻫﻲ ﺍﻟﺴﺎﺋﺪﺓ ﻭﺍﻟﻮﺍﺟﺒﺔ ﺍﻟﺘﻄﺒﻴﻖ. |
| 24. In the buildings using central gas system, the Owner shall comply with the gas safety and prevention specifications, offer a valid maintenance contract of the gas system, obtain a certificate of conformity from the house of expertise approved by the Department of Energy, and adhere to the | .24 ﺍﻟﻤﺒﺎﻧﻲ ﺍﻟﺘﻲ ﺗﺤﺘﻮﻱ ﻋﻠﻰ ﻧﻈﺎﻡ ﻏﺎﺯ ﻣﺮﻛﺰﻱ، ﻳﺘﻌﻴﻦ ﻋﻠﻰ ﺍﻟﻤﺎﻟﻚ ﺍﻻﻟﺘﺰﺍﻡ  ﺑﺠﻤﻴﻊ ﻣﺘﻄﻠﺒﺎﺕ ﺍﻟﺴﻼﻣﺔ ﺍﻟﻮﻗﺎﺋﻴﺔ ﻟﻠﻐﺎﺯ ﻭﺗﻮﻓﻴﺮ ﻋﻘﺪ ﺻﻴﺎﻧﺔ ﺳﺎﺭﻱ ﻟﻨﻈﺎﻡ ﺍﻟﻐﺎﺯ ﻭﺍﻟﺤﺼﻮﻝ ﻋﻠﻰ ﺷﻬﺎﺩﺓ ﻣﻄﺎﺑﻘﺔ ﻣﻦ ﺑﻴﻮﺕ ﺍﻟﺨﺒﺮﺓ ﺍﻟﻤﻌﺘﻤﺪﺓ ﻣﻦ ﺩﺍﺋﺮﺓ ﺍﻟﻄﺎﻗﺔ ﻭﺍﻟﺘﻘﻴﺪ ﺑﺎﻟﺘﻌﺎﻣﻴﻢ ﺍﻟﺼﺎﺩﺭﺓ ﺑﺸﺄﻥ ﺳﻼﻣﺔ ﺍﻟﻐﺎﺯ ﻭﻋﻠﻰ ﺳﺒﻴﻞ ﺍﻟﻤﺜﺎﻝ ﻻ ﺍﻟﺤﺼﺮ ﻳﻤﻨﻊ ﺍﺳﺘﺨﺪﺍﻡ ﺃﺳﻄﻮﺍﻧﺎﺕ ﺍﻟﻐﺎﺯ ﻓﻲ ﺍﻟﻤﺒﺎﻧﻲ |

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| circulars issued regarding gas safety including, but not limited to, the use of liquefied petroleum gas (LPG) cylinders is strictly prohibited in buildings using approved central gas system. | ﺍﻟﻤﺠﻬﺰﺓ ﺑﻨﻈﺎﻡ ﻏﺎﺯ ﻣﺮﻛﺰﻱ ﻣﻌﺘﻤﺪ. |
| 25. The Tenant shall comply with the gas safety and prevention specifications, obtain a clearance certificate from the licensed gas companies, and adhere to the circulars issued regarding gas safety including, but not limited to, the use of liquefied petroleum gas (LPG) cylinders is strictly prohibited in buildings using approved central gas system. | .25 ﻳﺘﻌﻴﻦ ﻋﻠﻰ ﺍﻟﻤﺴﺘﺄﺟﺮ ﺍﻻﻟﺘﺰﺍﻡ ﺑﺠﻤﻴﻊ ﻣﺘﻄﻠﺒﺎﺕ ﺷﺮﻭﻁ ﺍﻟﺴﻼﻣﺔ ﺍﻟﻮﻗﺎﺋﻴﺔ ﻟﻠﻐﺎﺯ ﻭﺍﻟﺤﺼﻮﻝ ﻋﻠﻰ ﺷﻬﺎﺩﺓ ﺑﺮﺍﺀﺓ ﺍﻟﺬﻣﺔ ﻭﺍﺧﻼﺀ ﺍﻟﻤﺴﺆﻭﻟﻴﺔ ﻣﻦ ﺷﺮﻛﺎﺕ ﺍﻟﻐﺎﺯ ﺍﻟﻤﻌﺘﻤﺪﺓ ﻭﺍﻟﺘﻘﻴﺪ ﺑﺎﻟﺘﻌﺎﻣﻴﻢ ﺍﻟﺼﺎﺩﺭﺓ ﺑﺸﺄﻥ ﺳﻼﻣﺔ ﺍﻟﻐﺎﺯ ﻭﻋﻠﻰ ﺳﺒﻴﻞ ﺍﻟﻤﺜﺎﻝ ﻻ ﺍﻟﺤﺼﺮ ﻳﻤﻨﻊ ﺍﺳﺘﺨﺪﺍﻡ ﺃﺳﻄﻮﺍﻧﺎﺕ ﺍﻟﻐﺎﺯ ﻓﻲ ﺍﻟﻤﺒﺎﻧﻲ  ﺍﻟﻤﺠﻬﺰﺓ ﺑﻨﻈﺎﻡ ﻏﺎﺯ ﻣﺮﻛﺰﻱ ﻣﻌﺘﻤﺪ. |

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ﻣﺴﺘﻨﺪ ﺍﻟﺸﺮﻭﻁ ﺍﻟﺨﺎﺻﺔ ﻏﻴﺮ ﻣﺘﻮﻓﺮ

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ﻳﺠụ ﺃﻻ ﺗﺘﻌﺎﺭﺽ ﺍﻟﺸﺮﻭﻁ ﻭﺍﻷﺣﻜﺎﻡ ﺍﻟﺨﺎﺻﺔ ﻣﻊ ﺍﻟﺸﺮﻭﻁ ﻭﺍﻷﺣﻜﺎﻡ ﺍﻟﻌﺎﻣﺔ General the against be not shall Conditions and Terms Special

Terms and Conditions, and legislation applicable in the Emirate. .ﺍﻹﻣﺎﺭﺓ ﻓﻲ ﺍﻟﺴﺎﺭﻳﺔ ﻭﺍﻟﺘﺸﺮﻳﻌﺎﺕ

**ﻣﻠﺤﻖ )ﺃ( ﺍﻟﺸﺮﻭﻁ ﺍﻟﺨﺎﺻﺔ**

**APPENDIX (A) SPECIAL CONDITIONS**