

## COMMERCIAL LEASE AGREEMENT – SAMPLE 3 (UAE REGION)

THIS LEASE AGREEMENT (“Agreement”) is made in the Emirate of Dubai, United Arab Emirates, on the date of execution, BETWEEN:

Landlord: AL NOOR REAL ESTATE L.L.C, a UAE■registered company holding Trade License No. 8345376, having its registered office at Office 1203, Business Bay, Dubai, UAE (hereinafter referred to as the “Landlord”).

Tenant: BRIGHT FUTURE TRADING L.L.C, holding UAE Trade License No. 5538231, having its registered address at Unit 3302, Al Barsha, Dubai, UAE (hereinafter referred to as the “Tenant”).

### 1. Premises:

The Landlord hereby leases to the Tenant the commercial premises located at Unit No. 303, Downtown Commercial Tower, Dubai, UAE, having a Gross Leasable Area (GLA) of 1200 sq ft (“Premises”).

### 2. Term:

The Lease Term shall be twelve (12) months commencing on 01■Jan■2025 and expiring on 31■Dec■2025 (“Lease Term”). Renewal shall be subject to mutual agreement and prevailing RERA regulations.

### 3. Annual Rent:

The Tenant agrees to pay an annual rent of AED 210000, payable in four (4) post■dated cheques due quarterly in advance. All payments shall be made to the Landlord’s designated bank account.

### 4. Security Deposit:

The Tenant shall remit a refundable security deposit of AED 13000, refundable upon vacating the Premises subject to any outstanding dues or damages.

### 5. Permitted Use:

The Premises shall be used solely for retail and commercial trading activities permitted under UAE law. Any change in use requires written consent from the Landlord.

### 6. Fit■Out & Modifications:

The Tenant may carry out non■structural fit■out works subject to obtaining prior written approval from the Landlord, Dubai Municipality, and relevant authorities.

### 7. Service Charges:

Service charges for common area facilities are included in the annual rent. Utilities within the Premises shall be borne solely by the Tenant.

8. Insurance:

The Tenant shall procure and maintain comprehensive public liability and contents insurance for the Premises. The Landlord shall insure the building structure.

9. Maintenance & Repairs:

The Tenant shall maintain all internal fixtures, fittings, and equipment. Structural repairs and building services shall remain the responsibility of the Landlord.

10. Set Off Clause:

The Tenant shall not withhold, deduct, or set off rental payments against any amounts claimed from the Landlord, unless expressly agreed in writing by both parties.

11. Termination:

Either party may terminate the Agreement by providing ninety (90) days' written notice, provided the Tenant has completed at least six (6) months of the Lease Term. Early termination may incur penalties equivalent to two (2) months' rent.

12. Indemnity:

The Tenant agrees to indemnify and hold harmless the Landlord from any liability arising out of the Tenant's use of the Premises, except where due to the Landlord's gross negligence.

13. Governing Law:

This Agreement shall be governed by and interpreted in accordance with the laws of the United Arab Emirates. Any dispute shall be referred to the Dubai Courts.

14. Additional Provisions:

- (a) VAT, if applicable, shall be payable by the Tenant.
- (b) Subleasing or assignment is prohibited without prior written consent from the Landlord.
- (c) The Tenant shall comply with all safety, fire, and civil defense regulations.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_