

## COMMERCIAL LEASE AGREEMENT – MULTI-UNIT SAMPLE 5 (UAE REGION)

THIS AGREEMENT is made in Dubai, UAE, BETWEEN:

Landlord: EMIRATES PROPERTY HOLDINGS L.L.C

Tenant: PRIME RETAIL GROUP L.L.C

Tenant Trade License: 7455259

Registered Address: Office 3508, Sheikh Zayed Road, Dubai, UAE

**1. Premises:**

The Tenant hereby leases multiple commercial units located at \*\*Dubai Business Center\*\*, as detailed in the Unit Breakdown Table below.

**2. Lease Term:**

A fixed period of twelve (12) months from 01-Feb-2025 to 31-Jan-2026.

**3. Annual Rent & Payment Schedule:**

The Rent Schedule Table shows rent per unit, total rent, and cheque schedule.

**4. Security Deposit:**

A refundable security deposit of AED 15500 applies per unit.

**5. Permitted Use:**

Retail, showroom, and office activities allowed under UAE regulations.

### UNIT BREAKDOWN TABLE

Unit #	GLA (sq ft)
U-501	950
U-502	1025
U-503	910

### RENT SCHEDULE TABLE

Unit #	Annual Rent (AED)
U-501	135000
U-502	155000
U-503	115000
Total	405000

**6. Payment Terms:**

Rent shall be paid via \*\*4 post-dated cheques\*\* issued quarterly in advance.

**7. Maintenance:**

Tenant handles internal maintenance; Landlord maintains structure and MEP.

**8. Service Charges:**

Common area service charges are included in the rent. DEWA, telecommunications, and other consumption-based utilities shall be borne by the Tenant.

**9. Set-Off:**

Tenant shall not withhold, deduct, or set off rental payments without Landlord's prior written consent.

**10. Multi-Unit Conditions:**

The Tenant leases multiple units under ONE combined lease.

(a) Units must not be subleased individually.

(b) Rent for all units forms a single legal obligation.

(c) Surrender of one unit does not reduce overall rent unless agreed in writing.

**11. Insurance:**

Tenant must maintain liability and contents insurance. Landlord insures the building.

**12. Termination:**

Either party may terminate with ninety (90) days' notice after six (6) months of occupancy.  
Early exit requires paying two (2) months' rent as penalty.

**13. Indemnity:**

Tenant agrees to indemnify Landlord for damages arising from misuse of the Premises.

**14. Governing Law:**

Subject to the laws of the United Arab Emirates. Disputes go to Dubai Courts.

SIGNED:

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