

COMMERCIAL LEASE AGREEMENT – MULTI-UNIT SAMPLE 3 (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: 7435239

Registered Address: Office 3308, 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 12500 applies per unit.

5. Permitted Use:

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

UNIT BREAKDOWN TABLE

| Unit # | GLA (sq ft) |
|--------|-------------|
| U-301 | 910 |
| U-302 | 975 |
| U-303 | 850 |

RENT SCHEDULE TABLE

| Unit # | Annual Rent (AED) |
|--------|-------------------|
| U-301 | 125000 |
| U-302 | 143000 |
| U-303 | 107000 |
| Total | 375000 |

6. Payment Terms:

Rent shall be paid via **4 postdated 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. Setoff:

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: _____