Non Protected Rental Agreement Date: January 10, 2016

Shana and Yonatan Neril give permission to Steven Moshe Kaplan to use the studio on Even Sapir 11 according to the following conditions:

1. Dates: Febuary 2 (from 1pm), 2016 to April 1st (until 11:00am), 2016
2. Price: 3300 shekels per month for Febuary and March which includes all utilities and taxes.
3. Payment

Down Payment: 1650 shekels to be paid on paypal reserves the apartment to the subletting party for the dates listed on the contract. Please select that you are sending the money to "friends and family" to avoid any paypal fees or include extra to cover the paypal fee.

The remaining 1650 shekels for the first month will be paid in cash (shekels or dollars) or on paypal on the day of arrival (if paying on paypal please select "friends and family" to avoid the fee or include the fee amount).

The first half of the payment to reserve the studio for the Month of March is due on Febuary 15th and the second half of the payment for March is due on March 1st.

1. Cancellations:

Reservations may be canceled at least 60 days before the move in date for a full refund of the down payment minus a $50 dollar processing fee. Deposits will not be returned if cancellation occurs less then 60 days before the move in date. Cancellation requests should be signed by registered mail to POB 28156 Jerusalem, 91281.

If the subletting party wants to break the contract early 20 days notice must be given.

If the subletting party decides to stay for 1 month instead of two months in addition to the 20 days notice which must be given a 100 shekel cleaning fee will be charged.

1. Fees: The apartment should be returned in the same state that it was received including the evacuation of garbage. Upon entrance a report will be made describing the condition of the cottage and its contents.
2. Security Deposit: A $100 check will be given as a security deposit by the renting party upon moving in. This will be kept and not cashed until the end of the stay on the contract. If the apartment is returned in the same condition as it was upon entrance according to the report the full $100 will be returned after it has been determined that the cottage was returned in the same condition as it was when the renters arrived. If it is determined that damages occurred during the renters stay, the security deposit will be used to repair these damages and the remaining amount that isn’t used for repairs will be returned.
3. Check in Times: Check in for the studio is at 1 pm on the day that your reservation is scheduled to begin. Check out is at 11am on the day that your reservation is scheduled to end.
4. Kitchen: The kitchenette in the cottage is a strictly dairy kitchen. To maintain the dairy status of the kitchen, no meat is allowed in the kitchenette.

Renter’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Leaser’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_