

Islamic Hypochlorite CompanyIndustrial Area
United States**Supplier Invoice**

Invoice Number	IHCSDI00001-0519	Supplier Invoice Number	IHC - BUILDING
Invoice Date	01/05/2019	Supplier Invoice Date	01/05/2019
Invoice Currency	QAR	Supplier Invoice Amount	15,873,381.00
Invoice Status	Authorized	Finance Book	IHC_FB
Created By	IMRANSARGURO	Comments	

SupplierQATAR DETERGENT COMPANY W.L.L
P.O.BOX 6983, DOHAQatar
44238777**Pay To Supplier**QATAR DETERGENT COMPANY W.L.L
P.O.BOX 6983, DOHA
Qatar
44238777

S No.	AccountCode/Description/Remarks	Cost Center	Analysis Desc	Uom	Quantity	Rate	Amount
1	11010800003 PPE-CWIP-Freehold building IHC BUILDING						15,873,381.00

IHC BUILDING

Amount in QAR

15,873,381.00

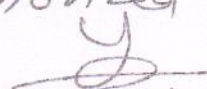
Terms of Payment

90 DAYS

Amount in Words Qatari Riyal Fifteen Million Eight Hundred and Seventy-Three Thousand Three Hundred and Eighty-One Only

Authorized Signatory

Tag # 01 IHC Buildings

Qd.
15,873,381/-Authorized by


Vendor 20200002

Company Code 1102

Name QATAR DETERGENT COMPANY W. L. L.

City DOHA

Sl	Assignment	DocumentNo	Type	Account	Doc. Date	\$	DD	LCurr	Amount in Local Crcy	Amount in Doc. Curr.	Citng doc.	Reference	Text	Reversal
<input type="checkbox"/>	VD000933	3321000001	KR	20200002	01.05.2019		<input checked="" type="checkbox"/>	QAR	15,873,381.00-	15,873,381.00-		IHCSDI00001-0519	Purchase of IHC Building	
<input type="checkbox"/>	VD000933	2334000005	KZ	20200002	13.09.2023		<input checked="" type="checkbox"/>	QAR	2,000,000.00	2,000,000.00		CHQ. # 00000116		
<input type="checkbox"/>	VD000933	2334000011	KZ	20200002	27.09.2023		<input checked="" type="checkbox"/>	QAR	2,000,000.00	2,000,000.00		CHQ. # 00000121		
*								QAR	11,873,381.00-	11,873,381.00-				

QATAR DETERGENT COMPANY W.L.L
P.O.BOX 6983, DOHA,
00000 DOHA

Account statement

Date
26.10.2023

Telephone

Fax

Your account with us
20200002

Account statement from 01.01.2019 to 26.10.2023

Invoice Number	Doc. Date	Trans- action	Curr- ency	Amount	Clearing
Balance carried forward 01.01.2019:				0.00	
IHCSDI00001-0519	01.05.2019	KR	QAR	15,873,381.00-	
CHQ. # 0000011613	09.2023	KZ	QAR	2,000,000.00	
CHQ. # 0000012127	09.2023	KZ	QAR	2,000,000.00	
Final balance 26.10.2023:				QAR	11,873,381.00-

FACILITY LEASE AGREEMENT

1. This LEASE AGREEMENT is made and entered into this **Wednesday – 01/05/2019**, by and between **Islamic Hypochlorite Manufacturing Co.** hereinafter referred to as "IHC" and **Dandy Company Limited** hereinafter referred to as "DPF".
2. For other good and valuable consideration, IHC leases to DPF, and DPF does hereby lease from IHC, subject to the terms and conditions hereinafter set forth, the premises, hereinafter referred to as the "Leased Premises", located at: **Gate # 157, Street 2, New Industrial Area, Doha, Qatar.**
3. The term of this lease shall be **(20) Twenty years** commencing on **01 May 2019** and ending on **30 April 2039**.
4. DPF agrees to pay IHC as rent for the leased premises the sum of **QAR 790,000 per annum (Seven hundred Ninety thousand QAR per annum)**.
5. DPF agrees that IHC shall always, insofar as the leased premises are concerned, fully and promptly comply with all laws, ordinances, and regulations of any government or lawful authority having jurisdiction of the leased premises.
6. DPF agrees to permit no waste of the property but rather to take good care of the same and DPF further agrees that at the expiration of the rental term, the DPF will quit and surrender possession of the leased premises in as good condition as received by DPF, reasonable wear and tear expected.
7. IHC shall not be liable for any loss, theft, damage, or destruction to property of the DPF while on the leased premises, regardless of the cause, including items shipped prior to the date of the event. The DPF shall place DPF's property on the leased premises at the sole risk of the DPF.
8. During the lease tenure IHC allows DPF to use IHC complete facility along with structures including MRS (Metering & Reading system) of LNG GAS to do all activities related to manufacture during this period, DPF can use the IHC manufacturing address on the packaging material, for delivery of goods, etc. required to undertake production at the facility, however irrespective of the activities all the liabilities or financial obligation during the lease period will be on DPF.

In addition to lease rentals, following payments also falls under DPF's scope: -

- All types of AMCs like Gas Connection (MRS), Environmental & Fire safety to be obtained and paid by DPF directly to third parties for availing services.

- Insurance for building & all assets or structures are to be obtained and paid by DPF in addition to the lease rentals, Land Lease rentals to ministry and utility charges for all the facilities are to be paid by DPF during the lease period.
9. IHC reserves the right to inspect and control all events held on the premises. Liability for damages to the premises and conduct of the guests in attendance will be the responsibility of DPF.
 10. DPF agrees to indemnify and hold IHC harmless from any and all liabilities, damages, loss, costs and expenses arising out of third-party law-suits, claims of injury to persons or damage to property in connection with the activities held on the premises.
 11. DPF understands and acknowledges that IHC has no control over any activities held on the leased premises during the term of this LEASE AGREEMENT. DPF releases and discharges all claims against IHC and hereby assumes full responsibility for any injuries, damages, or losses that DPF or invitees of DPF may incur in connection with said activities.
 12. DPF shall not assign this LEASE AGREEMENT without the prior consent of IHC.
 13. Either party can terminate the contract by giving 1-month prior written notice. DPF should pay amounts outstanding towards Lease rentals during the term of this contract before end of notice period. DPF should handover the premises in good condition upon termination of the agreement.
 14. DPF has fully and completely read this LEASE AGREEMENT and the policies and procedures stated in the IHC Facilities, understands the terms and consequences thereof, and hereby agrees to abide by the same.
 15. This Agreement shall be exclusively governed by, construed, and enforced in accordance with the laws of the State of Qatar. The parties shall endeavor to settle amicably any dispute relating to Agreement and shall submit to exclusive jurisdiction of the court of Qatar for any dispute that cannot be settled.

Dated this 01st May 2019

ISLAMIC HYPOCHLORITE MANUFACTURING CO.

DANDY COMPANY LIMITED

