

No:	DPF/SM021/2023		DANDY PLASTIC FACTORY	DATE : 26-Jul-2023								
		SERVICE MEMORANDUM										
BASIC DETAILS OF SERVICE MEMO		LAST PURCHASE/SERVICE MEMO										
Nature Service	Warehouse Rentals	Supplier name	: Zeal-IT Trading & Contracting	COO : Qatar								
Department	Store	Total value of SM	: Qr. 33.33	Rate per Sqm : Qr. 33.33								
Service Type	Renewal	Contract period	: July 2022 to June 2023	Date : 09-Aug-22								
		New Service	<input type="checkbox"/>	Service Memo.								
REASON/OBJECTIVE OF THIS PURCHASE												
We are currently renting three external warehouses : 1) GWC Busulba - 1220 sqmt. 2) GUC Street 39 Industrial Area - 1400 sqmt. and 3) Zeal IT Street 50 Industrial Area - 1200 sqmt. for the storage of our raw materials, namely PET, PP, HDPE, and LLDPE, which are petrochemicals requiring specific storage facilities approved by the Civil Defense and other relevant Ministries. GUC Warehouse street 39 is renewed recently, GWC Busulba one block is vacated (610 sqmtr). This SM pertains to Zeal IT Street 50 Industrial Area warehouse. We are proposing the renewal for another 12-month period.												
RISKS/CONCERNS/NON-COMPLIANCE OF SOPs or POLICY												
QUOTED SERVICE PROVIDER DETAILS												
No	Supplier Name	Country of Origin	Service Description	Currency	Quoted rate/Sq. mtr	Negotiated rate/Sq. mtr	Warehouse Area/Sq. mtr	Warehouse Nos.	Service Period Months/Year	Total - Or.	Payment Terms	Remark
1	Zeal-IT Trading & Contracting				33.33	33.33	1,200	1	12	480,000	12 PDC cheque.	1). Water & Electricity are included in the offer. 2). Our RMs are all petrochemicals which requires proper facility that follows HSE norms. This dry warehouse is OCDD Approved. 3). Contract Period : 01/07/2023 - 30/06/2024
2	ISS Global Forwarding WLL (Warehouse Division)	QATAR	Warehouse Rentals	QAR	45	37.50	1,200	1	12	540,000	12 PDC cheque.	
3	Tokyo Freight Service WLL (Warehouse Division)				40	40	1,200	1	12	576,000	one month security Cheque and monthly payment CDC.	
* All the supported documents are attached herewith Notes: Gulf United Company don't have approval for storage of petrochemicals products. (Email Attached)												
RECOMMENDED SERVICE PROVIDER												
Supplier Name	Country of Origin	Negotiated rate	Exchange rate	Rate in Or	Warehouse Area/Sq. mtr	Warehouse Nos.	Service Period Months/Year	Total - Or.	Payment Terms			
Zeal-IT Trading & Contracting	QATAR	33.33	1.00	33.33	1,200	1	12	480,000	12 PDC cheque.			
Supplier selection criteria(s); Better quality <input type="checkbox"/> Lowest bidder <input checked="" type="checkbox"/> Reputed supplier <input type="checkbox"/> Others (specify) <input type="checkbox"/>												
BUDGET DETAILS												
Particulars					Amount (QR)							
Budgeted value for the requested service/expense					1,763,983							
Budget utilized till last purchase					(1,086,128)							
Balance available for this purchase					677,855							
Proposed as per this service memorandum					(480,000)							
Surplus/(deficit)					197,855							
AUTHORIZATION / APPROVAL												



REF : ZTC/ADM/0240/2022

DATE: 01-07-2022

**COMMERCIAL LEASE AGREEMENT
(For Warehouse)**

The First Party

M/s Zeal-it Trading & Contracting, P.O. Box No: 18449, Doha, Qatar. CR No.: 56446, Tel No.:44318992 hereafter called the (First Party/Lessor). Represented by: Mr. Perinnathra Balan Sirosh Kumar, Nationality: India,

AND

The Second Party

M/s Dandy Co. a Qatari company incorporate under the provisions of the Qatari Law, commercial registration No.6573, and address P.O. Box no. 1444 Doha, Qatar. Phone No.+974 55492652 hereinafter called (The Second Party/Lessee), M/s Dandy Co, Nationality: Qatari

Preamble

Where the first party (Lessor) owns a Warehouse located at Street # 50, Industrial Area, Qatar, and willing to lease store, to the second party for storing their materials

Based on the aforementioned, both parties agreed that lessor shall lease the Warehouse specified herein, to the Lessee in accordance with the terms & conditions hereof.

NOW THEREFORE, having declared their full capacity, both parties agreed to conclude this Contract in accordance with the following terms and conditions.

Article (1)

Lease and Description of the Leased Warehouse

By virtue, hereof, the Lessee rented from the Lessor Warehouse in the Lessor's labor residential compound located at Street # 50, Industrial Area, for the purpose of using them as Warehousing their materials (Storing their materials). It is agreed between the both parties that the subject lease is represented in renting 1200 M2 warehouse for the purpose of using the same for storing materials, which shall be subject to any applicable laws, regulations or official rules set out in Qatari Law.

Article (2)

(Lease Term)

The terms of lease shall 12 month and extendable upon mutually agreement, starting from 01/07/2022 to 30/06/2023.

Article (3)

(The Rent & Service Charge)

- The second party accept to lease the above mentioned store in consideration of monthly rent of **QAR 40000 /- (Forty Thousand Qatari Riyals only)** per month. The second party obliged to provide bank cheques for all the contract period .(12 PDC)
- In case the aforesaid cheque found dishonored from the bank, First party shall have the right to nullify this agreement and a penalty fees of Qr. 500/- will be charged to the Second party without the need of a court order.



Article (4)

(Security Amount)

- a) The Second Party "Lessee" shall handover to the First Party upon signing of this Agreement Undated security cheque under the name of (Zeal-it Trading & Contracting) amounting to one (1) month rent value, QAR. 40000 /- (**Forty Thousand Qatari Riyals only**) will be kept as security cheque. This security cheque shall be used for any loss/damages incurred by the second party.
- b) Upon expiration of the lease term or the amicable early termination of the contract, **M/S Dandy Co.** will provide a separate cheque for any deduction levied on maintenance or damage and the Lessor shall return the security cheque to the Lessee immediately.

Article (5)

(Inspection and Handover of the Leased Warehouse)

- a) The Lessee hereby acknowledge that it has examined the plans of the Leased Warehouse in due care. It has properly inspected the compound where the Leased Warehouse exist and are fit for the intended purpose. The Lessee accordingly acknowledges that it shall not be entitles to object or claim otherwise.
- b) Lessee's mentioned obligations shall remain valid throughout the lease term.

Article (6)

(Obligations of the Lessee)

- a) To use the Leased Warehouse for the intended purpose, and to, maintain and preserve the Leased Warehouse with due care. The Lessee shall be liable for any damages or impairment to the Leased Warehouses, Utilities and Infrastructure
- b) Not to carry out any structural modifications, changes, additions, portioning or improvements to any of the Leased Warehouses or the buildings where it exist without the prior written approval of the Lessor and the concerned authorities if required.
- c) To keep the Leased warehouses and surrounded areas of the buildings and the compound in general, in a clean condition and to dispose of waste in the places designated for that purpose. The Second Party has to arrange their own skips to remove their day today waste generated from the warehouse.
- d) To pay the agreed rent on the designated time specified in this contract. As agreed the rent should be paid 5th of every month by PDC for complete contract term.
- e) Not to cause any disturbance within or around the Leased Warehouses or to the neighbor's.
- f) Not to endanger any of the Leased place or obstruct any maintenance or repairs therein.
- g) Not to interfere or meddle in other lessees' rights or disturb them.
- h) Not to commit any act(s) that breaches safety, security or public morals and ethics.
- i) Not to do any act, bring or keep anything, whether inside or around the Leased Warehouses and compound, that may endanger the same or any of it, or increase the insurance cost of any or all of the Leased place.
- j) Not to allow the occupants of the Leased Warehouses to keep any animals, birds or otherwise in or outside the Leased Warehouses.





- k) Not to cook or wash in or outside the Leased Warehouse or elsewhere in the compound, except in the places designated for such purposes.
- l) To repair any damage that may occur to the Leased Warehouse or to the movables.
- m) Obtaining any licenses and/or permits that may be legally required to be obtained by Lessee for using the Leased Warehouse.
- n) Not to commit any act in the Leased Warehouse or outside it, or in any other place in the compound, that may constitute an offense to the applicable laws.

In addition to the aforementioned obligations, the Lessee shall oblige its employees and representatives the Leased Warehouse, to abide by all the aforementioned obligations and to carry out all the necessary measures to attain such purpose. Should any Employee commit a violation The Lessee shall hasten to remedy it within a reasonable time, otherwise, the Lessee shall be deemed to be in breach of its obligation, and the Lessor shall then be entitled to terminate the contract immediately without need for any notice or obtaining a judicial judgment.

Article (7) (Maintenance and Repairs)

The Lessor shall carry out Major maintenance which is caused by natural disaster. All the minor and daily maintenance with repairs has to be done by Lessee.

However, in case the damage is attributed to misuse or negligence of any of the Lessee's, the Lessee shall then bear all the expenses of such repairs including costs of spare parts. The same shall apply in case of loss of any of the aforementioned items for any reason whatsoever, where the Lessee shall bring a replacement to the lost item at its own cost.

Article (8) (The lessor's Liability Information)

The lessor shall not be held liable for any damages or loss of any property or any injury or death that may occur to any person for a reason that is beyond the Lessors control, including the following:

- a) Fire, smoke or water leak in any of the Leased warehouse.
- b) Any damages caused by an act, omission or fault from the Lessee, its subordinates or third party.
- c) The loss of any property belonging the occupants of the Leased Warehouse.
- d) Security breach or Criminal act inside the Leased Warehouse or the compound.

Article (9) (No Deduction or Reduction from the Rent Value)

The Lessee is not entitled to deduct any amount or reduce the rent without a prior written consent from the Lessor or in accordance with the law.

Article (10) (Termination of the Lease)

Lessor shall be entitled to terminate this contract, before the expiry of its term, without need for any notice, further action or obtaining a court judgment.

- a) The Lessee fails to pay the rent within seven days from the due payment date.





- b) The Lessee, in any way, subleased, assigned or abandoned the Leased property (totally, partially or any of them) to a third party.

In any of the above circumstances the Lessee shall be entitled to pay the complete amount of contract full term.

Article (11)
(Early Evacuation of the Leased Warehouse)

After completion of 12 month, if both the parties agree to a justifiable reason to extend the contract, this contract can be renewed. if lessee wish to vacate the warehouse after the contract period of one year then lessee shall give 1 months' notice in writing before the date of vacating the property.

ARTICLE (12)
(Entire Agreement)

Provisions agreed upon herein can be changed or amended, either totally or partially, unless upon mutual written agreement of both parties signed by the legal representative of each party.

ARTICLE (13)
(Jurisdiction and applicable laws)

This Agreement shall be interpreted according to the provisions of the Qatari Real estate law no 4 of 2008 may arise between the parties in connection with the interpretation and/or implementation of this Contract.

ARTICLE (14)
(Contract Copies)

This Contract has been executed in two original copies, two of which for the Lessor and for the Lessee to act with it as necessary.

In Witness whereof, the parties hereof have signed this Contract on the date first above mentioned.

Signed by **M/s Dandy Co** . duly authorized on behalf of the SECOND PARTY.

The Lessee

M/s Dandy Co

Signed by _____



Signed by **M/s Zeal-it Trading & Contracting** duly authorized on behalf of the FIRST PARTY.

The Lessor

M/s Zeal-it Trading and Contracting

Signed by _____

