

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, owing the expiry of its term, without need for another notice, further action or obtaining a court judgment.

- a) The Lessor 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 Agreement, this Agreement can be renewed, if lessee wish to vacate the warehouse after the Agreed 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 Agreement 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 Agreement, on the date first above mentioned.

Signed by:

M/s Zeal-it Trading & Contracting

Lessee-First Party



Signed by:

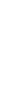
M/s Dandy Co.

Lessee-Second Party

Authorized signature



No:		DPF/SM021/2023		DANDY PLASTIC FACTORY						Date : 26-Jul-2023		
BASIC DETAILS OF SERVICE MEMO				SERVICE MEMORANDUM				LAST PURCHASE/SERVICE MEMO				
Nature Service	Warehouse Rentals									Supplier name : Zeal-IT Trading & Contracting	COO : Qatar	
Department	Store					Total value of SM : 480,000 Rate per Sqm : QR. 33.33						
Service Type	Renewal	<input checked="" type="checkbox"/>	or	New Service	<input type="checkbox"/>	Contract period : July-2022 to June-2023						
						Service Memo. : DPF/SM049/2022 Date : 09-Aug-22						
REASON/OBJECTIVE OF THIS PURCHASE												
<p>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 LDPE, 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.</p>												
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 - Qt.	Payment Terms	Remark
1	Zeal-IT Trading & Contracting				33.33	33.33	1,200	1		12	480,000	12 PDC cheque.
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.
<p>* All the supported documents are attached herewith.</p> <p>Notes: Gulf United Company don't have approval for storage of petrochemicals products. [Email Attached]</p>												
RECOMMENDED SERVICE PROVIDER												
Supplier Name		Country of Origin	Negotiated rate	Exchange rate	Rate in Qr	Warehouse Area/Sq. mtr	Warehouse Nos.	Service Period Months/Year	Total - Qt.	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):		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						1,763,583						
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)						197,555						
AUTHORIZATION / APPROVAL												
     Riyaz McIndhi, Atif Hussain, Ahmad Adhan Khan, Saadain Waris, Sheikh Mansoor Asst. Manager - Purchase, Senior Manager - Procurement, General Manager Executive Purchase, 30/07/2023, 31/07/2023, 31/07/2023												

 
 Ahmed Osman, Sheikh Mansoor
 Business Advisor, Board Member
 01/08/2023

 
 Riyaz McIndhi, Atif Hussain
 Executive Purchase, 30/07/2023

 
 Ahmad Adhan Khan, Saadain Waris
 General Manager, 31/07/2023

 
 Sheikh Mansoor, Board Member
 01/08/2023

b_j
trading & contracting



Zeal-it
Trading & Contracting

Zeal it Trading and Contracting W.L.L.

To
Dandy Company Limited
(Plastic Factory)

Statement of Accounts

01 Mar 2024 To 30 Apr 2024

Account Summary

Opening Balance	QAR 0.00
Invoiced Amount	QAR 80,000.00
Amount Paid	QAR 0.00
Balance Due (As of 25 Apr 2024)	QAR 80,000.00

Date	Transactions	Details	Amount	Payments	Balance
01 Mar 2024	***Opening Balance***		0.00		0.00
01 Mar 2024	Invoice	INV/DANDY/47/22 - due on 01 Mar 2024 01118_Dandy Company Limited (Plastic Factory)	40,000.00	0.00	40,000.00
01 Apr 2024	Invoice	INV/DANDY/48/22 - due on 01 Apr 2024 01118_Dandy Company Limited (Plastic Factory)	40,000.00	0.00	80,000.00
		Balance Due (As of 25 Apr 2024)			QAR 80,000.00

Vendor 20302128
 Company Code 1101
 Name ZEAL IT TRADING & CONTRACTING
 City

St	Assignment	Document No	Type	Account	Doc. Date	S	DD	LCdr	Amount in Local Ctry	Amount in Doc. Ctry.	Closing doc.	Reference	Text	Reversal
<input type="checkbox"/>		243000026	KR	20302128	01.03.2024	E		QAR	40,000.00-	40,000.00-		INV/DANDY/47/23	ST # 50 WH RENTAL CHARGES INVOICE FOR MARCH 2024	
*								QAR	40,000.00-	40,000.00-				