

Addendum to Tenancy Contract No. 052426 dated 30/05/2024

A refundable security deposit of AED 2,850/- shall be paid to the Landlord for the duration of the tenancy contract.

1. Validity of contract is subject to clearance of payments and is valid only for 1 year. The Tenant undertakes to vacate the premises at the end of the tenancy period unless both parties agree to renew the tenancy contract for a similar period.
2. Major maintenance is the responsibility of the Landlord (AC, Electrical, Plumbing and Structural)
3. The tenant agrees not to make structural, mechanical or electrical alterations without written permission from the landlord.
4. The tenant is fully responsible for all fixtures supplied by the landlord against damage or loss (fair wear & tear excluded).
5. At the time of vacating the tenant and the landlord (or their representative) shall carry out a joint inspection of the premises to assess its condition. The tenant shall not remove anything fixed in the premises by the landlord. The tenant must hand over the premises in a condition acceptable to the landlord. If any damages are found or necessary repair, the landlord reserves the right to deduct the cost of such expenses from the tenant's security deposit subject to normal wear & tear.
6. The tenant shall be responsible for insurance of their personal belongings.
7. The tenant undertakes to immediately notify the landlord or their representatives in the event of a flood or any other incident involving the premises or, upon discovery of any damage or fault in the premises. The tenant will be responsible for payment of any repairs and damage to the property caused by its occupant's negligence during the time of the occupancy.
8. The landlord or their representative may exercise their right to inspect the property twice a year with a prior notice of 48 hours.
9. At no time may the entire or part of the property be sub-let.
10. If the property is sold during the term of contract the tenant has the right to remain in the property for the duration of the contract at the same rental rate.
11. Payment of DEWA, TELEPHONE, INTERNET, TV CHANNELS, DISTRICT COOLING or any other utility bills (Including municipality fee) incurred, is the responsibility of the tenant.
12. The landlord is responsible for community maintenance fees.
13. If the tenant wishes to cancel the lease agreement before its expiry the tenant agrees to pay 60 days rent as cancellation charges from the date of vacating. This is at the sole discretion of the landlord to accept or reject the cancellation of the lease.
14. The tenant will abide by all regulations of the developer and/or Owner's association.
15. Solely the tenant shall use the property for COMMERCIAL purposes only for the purpose as stipulated in the tenant's trade license.
16. Tenant to comply with all rules, regulations and laws applicable to the Unit as set by the federal, emirate, municipality, developer, community, owner's association, strata declaration or other relevant authorities. The tenant agreed that it is the tenant's responsibility to familiarize himself with all applicable regulations, rules and laws.
17. The tenant agrees to comply with the buildings security and fire protection regulations, which may exist in the building from time to time and undertake to endeavor to secure compliance therewith by its employees and/or agents.


Landlord Signature: ..... Tenant Signature: .....  
Date: ..... Date: .....

18. The tenant undertakes not to keep, or permit storage or offer to store or be kept in the premises any arms, ammunition, gunpowder or other explosive or hazardous goods, gas cylinders, chemicals etc.
19. The renovations and alterations (fit out plans) are to be approved in advance by the landlord within 15 days after request and following the approval in writing, will issue a NOC (No Objection Certificate) that may be required by Developer/Owner's association and/or any authority. Further approval from the authorities concerned, related fees, charges and cost shall however be for the tenant's account only.
20. The tenant shall not allow the premises to be used for public meeting purpose, or illegal or immoral purposes, and shall keep noise levels to a minimum and not cause any unreasonable disturbance to any neighboring premises.
21. The tenant acknowledges and agrees that the landlord shall have no liability to the tenant or any third party in respect of any loss, damage, injury claim or nuisance which may arise as a result of or in connection with the occupancy of the premises by the Lessee at any point of time during the lease period.
22. The tenant shall cover for its own account:
  - i. Any cost associated with further modifications and connections to the office.
  - ii. All expenses in relation to internal maintenance (all fixed items belonged to the landlord) of the premises below AED 500/-.
  - iii. All tenant taxes, fees, charges whether required by Federal or Local Government as well as inter alia, DEWA, District Cooling, Telecon or related service provider's cost from time to time.
  - iv. All costs in relation to additional motor vehicle parking bays (if any) required by the tenant.
  - v. All other costs associated with leasing the premises and the conduct of its business (i.e. extra keys, access passes for employees, safes, safety equipments etc.)
  - vi. Renewal of security and IT maintenance contracts from the vendors or suppliers, including connectivity to Dubai Police.
23. In the event of the premises hereby leased being damaged by the tenant, the tenant shall inform the Landlord immediately in writing of such damages. Repairs to the damages will be for the account of the tenant and will be repaired by the tenant.
24. The tenant hereby undertakes to immediately evacuate and hand over the premises to the landlord upon termination of this agreement or expiry of its term.
25. If the tenant vacates the premises or is not traceable, the landlord will be entitled to enter the premises and retake possession of the premises. The landlord will be entitled to dispose off the tenant's belongings and the tenant will not have any claim against the landlord for taking such action.
26. In the event a cheque is returned unpaid, an administration fee of AED 1,000/- will be charged as a handling charge for each returned cheque for any reason mentioned by bank.
27. At the time of vacating the property, the tenant shall produce the original FINAL BILL for DEWA, TELEPHONE, INTERNET, TV CHANNELS, DISTRICT COOLING or any others in order for the return of the security deposit.

Landlord Signature: ..... Tenant Signature: .....  
Date: ..... Date: .....

28. The tenant agrees to handover the property and all its fittings in a neat, clean and usable condition for the next occupant failing which deductions shall be made from the security deposit.
29. The return of security deposit will be made within 4 weeks after all the final bill copies are submitted to the landlord by the tenant.
30. It is the responsibility of the tenant to register their tenancy contract with RERA at the Land Department.

I understand and accept all the terms and conditions mentioned above.

Landlord Signature:  ..... Tenant Signature: .....

Date: ..... Date: .....