

## c-Bbò 'dFCc 'b 'dF3d6Fd

Pursuant to Law No. 67.12 on Residential and Professional Leases

This Lease Agreement ("Agreement") is entered into on 4 January 2026 at [CITY, MOROCCO].

### BETWEEN THE UNDERSIGNED PARTIES:

#### THE LANDLORD (Al-Moukri):

Full Name: c-(bò 'dF1bÖJdR (db Jd†3d 'dF9dFEd

National Identity Card (CIN): BH456789

Residential Address: c&Fd& c-(bò 'dFDdr CdfHdf c-Ebv1b' † cFBb' 6 bÖJ bvDc Jbv6`Â 'dF1bt'cp

#### THE TENANT (Al-Mouktari):

Full Name: d'l'c61 bvDbV/c Jc6J

National Identity Card (CIN): CD789012

Current Address: bÖJ bvDb6EdF c&Fd& 8`Â Edf2dB 1d&E 14`Â 'dF/bv1 bvDb†Jcf'b

### IT HAS BEEN MUTUALLY AGREED AND STIPULATED AS FOLLOWS:

#### ARTICLE 1 - SUBJECT MATTER OF THE LEASE

The Landlord hereby leases to the Tenant, who accepts, the property located at:

cFBb' 1d&E 4`Â 'dF9dV'c ) A`Â %d&'dV) bvDb6FböDc6 bÖJ b6Cbö'dF bvDc (bv7. b!\*d6Hdb Edb :c Ab!J dfHdV

The Tenant declares having visited the premises and accepted them in their current condition, which the Tenant acknowledges to be in good habitable state. The premises shall be used exclusively for residential purposes. Any change in the use of the premises requires the prior written consent of the Landlord.

#### ARTICLE 2 - DURATION OF THE LEASE

This lease is concluded for a duration of c6Fb' Hbv-bö) d&'b†Db' DdF\*bÆ/d!/ b!Dd&'bfJbvK, commencing on 01

At the expiration of this term, the lease shall be renewed automatically under the same terms and conditions, unless either party provides written notice of non-renewal at least three (3) months before the expiration date, in accordance with Article 8 of Law No. 67.12.

#### ARTICLE 3 - RENT AND PAYMENT TERMS

The monthly rent is fixed at 4,000.00 bö1dvE dV:c (d Moroccan Dirhams (MAD), payable in advance, no later than the fifth (5th) day of each calendar month.

Payment shall be made by bank transfer to the Landlord's account or by any other means agreed upon by the parties. The Tenant shall receive a receipt for each payment made.

In case of late payment exceeding fifteen (15) days, the Tenant shall be liable for a late fee of five percent (5%) of the monthly rent, without prejudice to the Landlord's right to pursue legal remedies.

#### ARTICLE 4 - SECURITY DEPOSIT

Upon signing this Agreement, the Tenant shall pay to the Landlord a security deposit (Caution) in the amount of 8,000.00 bö1dvE dV:c (d Ö÷&ö66 à F—&† x2 „Ô B'Â W V—`alent to the agreed amount.

This deposit shall guarantee the proper performance of the Tenant's obligations, including but not limited to: payment of rent and charges, maintenance of the premises, and restoration of the property to its original condition upon departure.

The security deposit shall be returned to the Tenant within sixty (60) days following the termination of the lease and the return of keys, after deduction of any amounts owed for unpaid rent, charges, or repairs attributable to the Tenant beyond normal wear and tear.

## **ARTICLE 5 - CHARGES AND UTILITIES**

The following charges shall be borne by the Tenant:

- Water consumption charges
- Electricity consumption charges
- Building maintenance fees (Syndic)
- Internet and telecommunications services
- Any other utility charges related to the use of the premises

The Tenant shall ensure timely payment of all charges directly to the relevant service providers and shall provide proof of payment upon the Landlord's request.

## **ARTICLE 6 - MAINTENANCE AND REPAIRS**

The Tenant shall maintain the leased premises in good condition and shall be responsible for all minor repairs and day-to-day maintenance (repairs locatives) as defined by usage and law.

Major structural repairs affecting the building's integrity, roof, external walls, and common areas shall remain the responsibility of the Landlord.

The Tenant shall immediately notify the Landlord of any damage or defect requiring the Landlord's intervention. Failure to report such issues in a timely manner may result in the Tenant being held liable for any aggravation of the damage.

## **ARTICLE 7 - MODIFICATIONS AND IMPROVEMENTS**

The Tenant shall not make any modifications, alterations, or improvements to the premises without the prior written consent of the Landlord.

Any authorized modifications shall become the property of the Landlord upon termination of the lease, unless otherwise agreed in writing. The Landlord may require the Tenant to restore the premises to their original condition at the Tenant's expense.

## **ARTICLE 8 - SUBLETTING AND ASSIGNMENT**

The Tenant is expressly prohibited from subletting all or part of the premises, or from assigning this lease to any third party, without the prior written consent of the Landlord.

Any violation of this provision shall constitute grounds for immediate termination of the lease in accordance with applicable Moroccan law.

## **ARTICLE 9 - TERMINATION**

Either party may terminate this lease by providing written notice to the other party at least three (3) months before the intended termination date.

The Landlord may terminate this lease immediately, without notice, in the following cases:

- Non-payment of rent for a period exceeding two (2) months
- Use of the premises for purposes other than residential
- Subletting without authorization

- Causing serious damage to the property
- Engaging in activities that disturb the peace of other residents

Upon termination, the Tenant shall vacate the premises and return all keys to the Landlord. A final inspection (état des lieux de sortie) shall be conducted jointly by both parties.

#### **ARTICLE 10 - APPLICABLE LAW AND DISPUTE RESOLUTION**

This Agreement is governed by Moroccan law, particularly:

- Law No. 67.12 relating to the organization of contractual relations between landlords and tenants of residential or professional premises
- The Dahir of Obligations and Contracts (D.O.C)

Any dispute arising from the interpretation or execution of this Agreement shall first be subject to an amicable settlement attempt. Failing such settlement, the competent courts of [CITY] shall have exclusive jurisdiction.

## SIGNATURES

Both parties declare having read this Agreement, understood its contents, and agree to be bound by its terms and conditions.

## **THE LANDLORD:**

Name: c-(bò 'dF1bÖJdR (db Jd†3d 'dF9dFEd

**Signature:**

## **THE TENANT:**

Name: d'c61 bvDbV/c Jc6J

**Signature:**

Date: 4 January 2026

Date: 4 January 2026

## **IMPORTANT LEGAL NOTICE:**

1. Both parties must legalize their signatures at the local authorities (Moqata'a/Commune).
  2. This contract must be registered with the Tax Administration within 30 days.
  3. Each party should retain a signed copy of this agreement.

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