

LEASE AGREEMENT

Agreement Date: November 2, 2025

This Lease Agreement ("Lease") is entered into on **November 2, 2025**, by and between the parties set forth below:

LANDLORD/PROPERTY OWNER:

Name: [LANDLORD NAME]

Address: [LANDLORD ADDRESS]

Phone: [LANDLORD PHONE]

Email: [LANDLORD EMAIL]

PROPERTY:

Property Name: 1

Address: Doha Qatar

City: Doha

Property Type: House

Bedrooms: 1

TENANT:

Name: Shihab Kunnath

Phone:

Email: sidhyk1@gmail.com

LEASE TERMS:

Lease Start Date: October 1, 2025

Lease End Date: September 30, 2026

Monthly Rent: \$2,700.00

TERMS AND CONDITIONS:

1. RENT PAYMENT: Tenant agrees to pay monthly rent of \$2,700.00 on or before the 1 day of each month. Late payments will incur a [LATE FEE] penalty.

2. SECURITY DEPOSIT: [Security deposit terms to be specified] The security deposit will be returned to Tenant within [RETURN PERIOD] after the termination of this lease, less any amounts owed for damages, unpaid rent, or cleaning expenses.

3. USE OF PROPERTY: The property shall be used solely for residential purposes and shall not be used for any business, commercial, or illegal purposes. Tenant agrees not to sublet, assign, or make any alterations without Landlord's written consent. The property shall be occupied only by the Tenant(s) named in this agreement and their immediate family members.

4. MAINTENANCE AND REPAIRS: Tenant agrees to maintain the property in good, clean, and habitable condition. Tenant shall promptly notify Landlord of any repairs or

maintenance issues. Tenant is responsible for damage caused by negligence or misuse. Landlord is responsible for structural repairs and major appliance malfunctions.

5. UTILITIES AND SERVICES: [Tenant/Landlord responsible for utilities - to be specified]
Tenant is responsible for keeping all utility accounts in their name and ensuring uninterrupted service during the tenancy period.

6. QUIET ENJOYMENT: Landlord agrees that Tenant shall peacefully and quietly have, hold, and enjoy the premises for the term of this lease, provided Tenant performs all covenants and conditions contained herein.

7. PROPERTY ACCESS: Landlord may enter the premises at reasonable times after giving Tenant reasonable notice, except in cases of emergency. Landlord reserves the right to show the property to prospective tenants or buyers during the last [30] days of the lease term.

8. PETS: [Pets are/are not allowed on the premises. If allowed, tenant must maintain a pet deposit of \$[AMOUNT] and comply with all applicable pet regulations.]

9. INSURANCE: Landlord strongly recommends that Tenant obtain renter's insurance to protect their personal property. Landlord is not responsible for any loss or damage to Tenant's personal belongings.

10. DEFAULT: If Tenant fails to pay rent when due, violates any terms of this agreement, or abandons the premises, Landlord may terminate this lease and pursue all legal remedies available under law.

11. TERMINATION: Either party may terminate this lease by providing [NOTICE PERIOD] written notice before the end of the lease term. Upon termination, Tenant must vacate the premises, return all keys, and leave the property in the same condition as when received, ordinary wear and tear excepted.

12. HOLDOVER: If Tenant remains in possession after the lease term expires without Landlord's consent, Tenant shall be deemed a month-to-month tenant at a rental rate of [HOLDOVER RATE] per month, subject to all other terms of this agreement.

13. GOVERNING LAW: This agreement shall be governed by the laws of [STATE/JURISDICTION]. Any disputes arising from this lease shall be resolved in the courts of [STATE/JURISDICTION].

14. ENTIRE AGREEMENT: This lease constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements. Any modifications must be in writing and signed by both parties.

15. SEVERABILITY: If any provision of this lease is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IMPORTANT NOTICE: This is a legally binding document. Both parties should read this agreement carefully before signing. Tenant acknowledges receipt of a copy of this lease agreement. Any questions regarding this lease should be directed to the Landlord before signing.

SIGNATURES:

Landlord Signature

Tenant Signature
(Shihab Kunnath)

Date

Date