

ON 14 SEPT 2023

## COMMISSION AGREEMENT

This Commission Agreement ("Agreement") is made as of 14 SEPTEMBER 2023, by and between **LUX REALTY LLC**, DED REG: **1994704**, hereinafter referred to as the "First Party," and **Hamza Ben Galaia** with ID NO: **784-1992-9150225-2** hereinafter referred to as the "Second Party." & Mr **SEYEDmohammad Seyedmansoor Mohammadnia** with ID NO: **784-1984-0483802-5** hereinafter referred to as the "Third Party."

### 1. Purpose

The First Party, the Second Party, the Third Party, hereby agree to the terms and conditions set forth in this Agreement regarding commissions for properties sold or leased through the collaborative efforts of both parties.

### 2. Commission Structure:

For every finalized transaction resulting from the joint efforts of both parties, the commission of the top up amount, which is any amount above 25,000,000 AED, received will be distributed as follows:

**17.5% of the percentage of the TOP UP amount will be given to the First Party**

**17.5% of the percentage of the TOP UP amount will be given to the Second party**

**25% of the percentage of the TOP UP amount will be given to the Third Party**

**The three parties had agreed to give 40% the TOP UP amount to a fourth party company that the First Party chooses on its own preference and without any constraints from the other parties.**

### 3. Payment Terms:

Commissions will be paid to the respective parties within 30 days of the completion and finalization of the full transaction from the fourth party. Moreover, the top up amount must be more than or equal to 2,000,000 AED for this agreement to be effective.

(END OF PAGE 1)



#### **4. Confidentiality:**

Both parties agree to maintain confidentiality regarding all client information, transaction details, and any other proprietary information shared in the course of their collaboration.

#### **5. Term and Termination:**

This Agreement will commence on **14 SEPTEMBER 2023** and will continue in effect until **14 OCTOBER 2023** unless terminated earlier by either party with 14 days written notice.

#### **6. Dispute Resolution:**

Any disputes arising out of this Agreement will be resolved through mediation. If mediation is unsuccessful, the dispute will be submitted to binding arbitration in accordance with the laws of United Arab Emirates.

#### **7. Governing Law:**

This Agreement shall be governed by and construed in accordance with the laws of United Arab Emirates .

#### **8. Entire Agreement:**

This Agreement contains the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between the parties.

#### **9. Amendments:**

Any amendments to this Agreement must be in writing and signed by both parties.

#### **10. Waiver:**

No waiver of any term or condition of this Agreement will be valid or binding on either party unless the same will have been mutually assented to in writing by both parties.

#### **11. Severability:**

The provisions of this Agreement are severable, and if any provision is determined to be invalid or unenforceable under any controlling body of law, such invalidity or non-enforceability will not in any way affect the validity or enforceability of the remaining provisions.

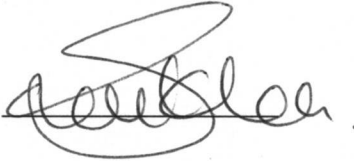
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A handwritten signature in black ink, appearing to be 'J. J. J.', located at the bottom right of the page.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written. By signing below all parties acknowledge their full understanding for the terms in this 3 pages contract.

First Party

SIGNATURE:



Third Party

SIGNATURE:

\_\_\_\_\_

Second Party

SIGNATURE:

\_\_\_\_\_

(END OF 3 PAGES OF THE CONTRACT )

