

**FITOUT INSTRUCTION FORM - VACANT PREMISES**

MOU No: t0007369 Premises Number(s) G0-01, G0-02, G0-03, G0-04 Premises Location(s) Ground  
 Concept Zone (if applicable) \_\_\_\_\_ Area (m2) 109.780 meters  
 Municipality Permitted Use (Retail, Office, Restaurant, Cafe etc) Cafes Remote Seating Area (if applicable) \_\_\_\_\_  
 Reinstatement Obligations of previous Investor (if applicable) \_\_\_\_\_

Investor Company Name Kuwait dip n dip Restaurants Company WLL  
 Investor Brand Name Dip N Dip  
 Permitted Usage (Detailed description as per MOU) The investor's permitted usage of the premises is strictly restricted to a restaurant selling cakes, pancakes, waffles, fondue, chocolate shots, crepes, ice cream, milkshakes, soft drinks, and hot drinks as per the attached menu under the "Dip N Dip" brand name and for no other purpose and under no other brand name

Brand Positioning \_\_\_\_\_ Menu (if applicable) ☐ Yes ☐ No

Website for photo's of latest generation fitout (if any) \_\_\_\_\_

Fitout Deposit (as per signed MOU) 0.00 N/A Fitout Design Guidelines given to Investor ☐ Yes ☐ No Full set of POD's given to investor ☐ Yes ☐ No  
 Amount Paid ☐ Yes ☐ No

Fitout Admin Fee (as per signed MOU) 0.00 N/A Fitout Period (Number of days from Handover Date to Fitout Completion Date) 116 Days  
 Amount Paid ☐ Yes ☐ No


**Key Milestone Dates**

Concept Design Submission	15 Jan 2021	Detail Design Submission	15 Feb 2021	Unit Handover	01 April 2021
Fitout Start	01 Apr 2021	Fitout Completion	25 Jul 2021	Store Opening	26 Jul 2021

Title	Signature	Date
Leasing Representative		Jan 18, 2021
GM Leasing		

**Leasing related comments:**

\* Possibility of keeping part of unit open for trade during Rfaut. Investor was advised to coordinate with

Q&D regarding this matter 

## INVESTOR DETAILS

Investor Name Kuwait dip n dip Restaurants Company WLL  
Investor Principal /  
Postal Address , Kuwait/Building 1 -7th Floor , -Office No.4- Block 3-Sharq

### CONTACT 1

Name Hisham Tarkhan  
Title DGM  
Tel 22288360 Ext. 717  
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Mobile 99861973  
Email hisham@dipndipkw.com

### CONTACT 2

Name  
Title  
Tel  
Fax  
Mobile  
Email

### SHOP DESIGNER / ARCHITECT

Name  
Title  
Tel  
Fax  
Mobile  
Email

### PROJECT MANAGER / SHOPFITTER

Name  
Title  
Tel  
Fax  
Mobile  
Email

### Any agreed "Special Conditions" in the MOU, including but not limited to:

- The recovery of costs for any existing or pre-installed additional Investors Works in the Premises
- Variations from the standard Owners / Investors Works schedules
- Any particular MEP services restrictions, limitations, availability or non-availability, etc
- Anything unusual or non-standard in the MOU

☐ Yes-details attached

☐ No

Accompanying Seating Area License relevant details (if applicable)

☐ Yes-details attached

☐ No

Accompanying Storage Area License relevant details (if applicable)

☐ Yes-details attached

☐ No

Copy to  
Chief Operating Officer  
General Manager - Leasing  
General Manager - Operations & Marketing  
General Manager - Retail Design & Delivery  
Centre Manager

<p><b>Special Conditions: (if applicable)</b></p>	<p>The Parties agree that whilst Kuwait dip n dip Restaurants Company WLL is the Investor and in occupation of the Premises the following Clauses and Sub-Clauses shall apply to this Agreement:</p> <ol style="list-style-type: none"> <li>1. The Investor acknowledges that the Premises shall be handed over to the Investor on the Handover Date on an "as is" basis. The Investor accepts and acknowledges the "as is" condition of the Premises and will make no claim of any description whatsoever upon the Owner in respect to any part or component of the Premises.</li> <li>2. The Investor acknowledges that the Investor shall be required to pay in advance to the Owner (at the time of signing the Investment Agreement) for any equipment already installed in the premises or services/utilities to be provided in the premises by the Owner.</li> <li>3. The Investor acknowledges that prior to the commencement of any IVR works (Investor Variation Requests), the Investor shall be required to pay in full to the Owner for all IVR's requested by the Investor.</li> <li>4. The Investor acknowledges that any request for Exterior Signage by the Investor (on the external building facade) is subject to Owner review and approval (Exterior Signage Request) For clarity, the Owner shall not be under any obligation to consent to any Exterior Signage Request by the Investor. However, the Owner may at its sole discretion consider an Exterior Signage Request from the Investor subject to the fulfilment by the Investor of conditions that may be duly required by the Owner at that time</li> <li>5. The Investor acknowledges and agrees that in compliance with the municipality regulations some of the Investor's works (including but not limited to installation of fire fighting first layer) will be carried out by the Owner at the Investor's own cost and expense and shall be paid in advance by the Investor as determined by the Owner.</li> </ol>
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