

**Contract 2 (Preference-Enhanced): 15 Pinsker St., Tel Aviv**

**RESIDENTIAL LEASE AGREEMENT**

**1. THE PARTIES** This agreement is made on Jan 19, 2026, between **Mr. Itzhak Goldberg** (the "Landlord") and the Tenant.

**2. THE PREMISES** A 2-bedroom apartment at **15 Pinsker St., Tel Aviv, Israel.**

**3. RENT** The monthly rent shall be **9,200 NIS.**

**4. SECURITY DEPOSIT** The Tenant shall provide a bank guarantee of **30,000 NIS.**

**5. MAINTENANCE AND REPAIRS** The Landlord will only be responsible for structural repairs exceeding 2,000 NIS. Any repair cost under 2,000 NIS shall be paid solely by the Tenant.

**6. LANDLORD ENTRY** The Landlord reserves the right to enter the apartment for inspection at any "reasonable time," without requiring the Tenant's prior consent.

**7. LATE PAYMENT PENALTY** Any delay in rent payment shall incur a daily fine of **150 NIS** per day.

**8. REPLACEMENT TENANT** The Tenant may terminate the lease early only if they find a replacement tenant. The Landlord has the sole discretion to reject any proposed replacement without reason.

**9. PETS POLICY** No animals of any kind, including small dogs or cats, are permitted on the premises under any circumstances.

**10. SUBLETTING PERMISSIONS** The Tenant is strictly prohibited from subletting the apartment, or any part of it, to any third party, even for short-term stays.

**11. RENT INCREASE** The Landlord reserves the right to increase the monthly rent by any amount at the end of the first six months of the lease, provided a 14-day written notice is given.

**12. OPTION TO EXTEND** The Tenant has no option to extend this lease beyond the initial 12-month period.

**SIGNATURES:** \_\_\_\_\_ (Landlord) \_\_\_\_\_ (Tenant)