

Contract No 597-971/076

Date: 11/03/2019

**TENANCY CONTRACT FOR
STAFF ACCOMMODATION
(PLOT NO. 597-971 DIP-2)**

BY AND BETWEEN

RELIABLE PROPERTIES
Landlord

AND

**M/s ARTEFACT EXHIBITION STANDS
MANUFACTURING L.L.C**

The Tenant



4. Occupancy : As Per Rule

5. The Contract is valid up to the end of the Period of Tenancy. In the event of early termination, the Tenant shall pay to Landlord the rentals of two months in full as a compensation for such early termination.

6. The rent shall be paid in advance as per Terms of Payment.

7. In case if the tenant having shift duties continuously (Night/Day shift), the tenant must accommodate their employees separately on the basis of shift duty. Failure to do so, tenant must pay as an additional expense of DEWA and other utility AED 300/- per month per room.

8. The Tenant will provide a list of names of all of the occupants residing in the leased premises and keep this list updated at all times.

9. The Landlord will allocate / reallocate the room numbers of the Tenant depending upon the total number of occupants and the operational efficiency of the premises with the mutual agreement and permission with Tenant, in case if required.

10. Before expiry of this lease, the Tenant must give Two-month notice if he decides not to renew the contract. If failure to do the Tenant should pay Two month rent as a penalty.

11. The Tenant undertakes not to transfer the Subject of Tenancy to another party under any circumstances (Sublease not allowed).

12. After signing the Tenancy contract, if the Tenant does not wish to occupy the premises, tenant has to pay for minimum rent of 02 months before canceling the contract.

13. The Tenant undertakes to use the rooms for residential purpose only and for occupying by No. of persons not more than as mentioned in Clause No. (4). The Tenant has full responsibility for any penalty imposed by Dubai municipality or any Local government authority due to overcrowding in occupied rooms.

14. The Tenant undertakes that the occupants of the Premises shall not carry out any sort of cooking & Electrical Items such as Fridge, Kettle etc. in the rooms.

15. The Tenant will nominate one of his employees, who are residing in the leased premises, to be a "camp boss" and act as a coordinator between the management of the accommodation and the occupants for all day-to-day affairs.

16. The Tenant has to maintain in good and serviceable condition, the interior of the Premises and the Landlord's fixture. In case of damage caused by the tenant's employees to the Premises, the landlord shall be entitled to have the Premises redecorated and repaired at the cost of the Tenant or to be repaired by the tenant itself.

17. The Tenant is not allowed to make any modification to the premises without a written permission from the landlord.



18. At the time of vacating, the Tenant undertakes to ensure that the Premises are in the same condition as was handed over by the Landlord at the time of commencement of lease.

19. If the Tenant vacates the rooms before the expiry period of Tenancy without the Landlord's agreement or has not paid the balance of the rent due, the Landlord has the right to repossess the rooms and make them available for rent to another Tenant.

20. The Tenant shall agree to any random room inspections required by the Landlord during the availability of the occupants in the room, in respect of confirming ongoing compliance with the conditions given above.

21. In case the cheque bounce/delay, the Tenant must SETTLE PAYMENT with 3 working days along with banking, administration & Penalty charges (Minimum penalty charges will be AED. 1000/-)

22. The proposed VAT @ 5% by FTA is covered by this contract, where VAT is not charged on the price of rent, but a 5% VAT will be charged for utilities & service charges.

23. The Landlord reserves the right to revise the rent as per the prevailing market rate at the end of the lease period subject to the guidelines and regulations governing the rent in the Emirate of Dubai.

24. The Tenant undertakes sole responsibility if there any municipality fines related to their room cleaning, overcrowding, shoe rack, and general hygiene of their staff members.

25. As per Dubai Municipality Rule tenants are not allowed to use carpets, wooden shoe racks, wooden cabinets etc in the camp. Please provide plastic or steel furniture/items. Tenant has to provide steel shoe rack.

26. If the Tenant violates any of the above conditions, the Landlord has the right to terminate the Contract without any prior notice.

For and on behalf of
RELIABLE PROPERTIES

Manager

Date: _____

Company Stamp: _____



For and on behalf of
**ARTEFACT EXHIBITION
STANDS MANUFACTURING
L.L.C**

General Manager

Date: 2/4/2019

Company Stamp: _____

