

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (“AGREEMENT”), is made on 30/August/2021 between Hi Tech AI Company with address: Shamal Road- CBC Tower Al Sadd Doha-Qatar P.O Box 8080 tel: 4455667788 (“LESSOR”) and

Mike Ross (“LESSEE”) (Nationality Greece, *QID number: 2XX196000YY*) both of which may be hereinafter referred to individually as “Party” or collectively as “Parties”.0

The Parties Agree on the following:

1. LEASED PROPERTY

The LESSOR hereby leases to the LESSEE a Villa, **Number # 1** located in **AAA 20 VILLA COMPOUND**, Doha Qatar, and all improvements located therein and associated therewith, which is situated in Doha, Qatar which property is owned by LESSOR (“Leased Property”).

2. USE OF LEASED PROPERTY

The LESSOR grants the LESSEE the exclusive right to use and enjoy the Leased property for residential purpose only throughout the term of this agreement, as may be extended from time to time.

3. TERM

3.1 For the purpose of the payment of rent and LESSEE’s other obligations set forth herein, the term of this Agreement shall be for a period of (24) Twenty Four months. The Parties may extend the term of this Agreement by the written agreement of both Parties.

3.2 For purposes of this Agreement, commencement date is hereby defined as the date **1st September 2021**.

3.3 The LESSEE cannot vacate the leased property before the expiration date of this agreement or any extended or renewed period thereof it is unless due to uncontrollable circumstances, LESSEE must notify the LESSOR by a registered letter, two months before the evacuation.

3.4 LESSEE shall provide LESSOR with written notice at least two (**2**) months prior to the expiration of the term of this agreement, of its intention to either extend the term or terminate the agreement. If LESSEE fails to provide such notice, this agreement shall be automatically extended for one (**1**) additional year based on the same terms and conditions as set forth herein, without any further action of either party. The terms of this agreement may be otherwise extended or renewed for such additional periods upon such terms and conditions as may be agreed to by the parties.

4. CONDITION OF LEASED PROPERTY

4.1 LESSOR shall deliver the Leased Property to LESSEE in a finished, clean condition, ready for immediate occupancy of LESSEE.

4.2 Prior to the Commencement Date LESSOR shall allow LESSEE to thoroughly inspect the Leased Property to certify that the Leased Property is in an excellent condition, fully satisfying all requirements for its personnel’s immediate occupancy. The Parties shall then conduct and establish an inventory of Leased Property, which will be signed by both Parties, and such inventory shall be attached to this Agreement and shall constitute an integral part hereof.

LESSEE’s signature means that LESSOR completed all obligations.

5. RENT

	The rent agreed upon for the Lease Property shall be QR.10, 000.00 (QR. Ten Thousand Only) per month. Payment should be effected by 24 postdated cheques to be handed over to Lessor upon signing the agreement.
5.1	All rent payable to LESSOR shall be paid by at LESSOR's address set forth in this Agreement.
5.2	The amount of one-month deposit refundable at the end of the contract shall be kept with the LESSOR to cover any damage to the Leased Property.
6.	<u>SURRENDER OF LEASED PROPERTY</u>
	Subject to Article 7 and 9 hereof, LESSEE, upon expiration or earlier termination of this Agreement, shall surrender the Leased Property and the keys of the same to the LESSOR in as good condition as existed when LESSEE commenced occupancy of the Leased Property, with the exception of the wear and tear resulting from the ordinary use, damage caused by the elements, or events of force major (i.e. events beyond LESSEE's reasonable control). LESSEE shall not make any alternations in the Leased Property without prior written consent from the LESSOR. All structural and permanent modifications made by the LESSEE in the Leased Property will revert to the LESSOR free of charge.
7.	<u>LESSOR'S MAINTENANCE & REPAIRS OF LEASED PROPERTY</u>
7.1	LESSOR shall perform, at LESSOR's sole expense, all repairs and maintenance for the Leased Property, except for repairs necessitated by the gross negligence or willful misconduct of LESSEE. Any repairs by LESSOR shall be made promptly with first-class materials, in good and workmanlike manner, in compliance with all applicable laws of all governmental authorities, and in a style, character, and quality conforming to the existing construction.
7.2	Any damage to the Leased Property, other than reasonable wear and tear, the repair of which shall be the sole responsibility of LESSEE.
7.3	In the event of damages to the Leased Property, LESSEE will so notify LESSOR, and in case damages are not due to Lessee's negligence, than LESSOR shall repair such damages within reasonable period of time.
8.	<u>UTILITIES</u>
	LESSEE shall pay for water, electricity, telephone, and any other monthly subscriptions, during the term of this agreement.
9.	<u>TEMPORARY ACCESSORIES AND FIXTURES</u>
	LESSEE shall have the right to add or affix any temporary accessories or fixtures to the Leased Property. These temporary accessories and fixtures shall remain the Property of LESSEE, and LESSEE may remove these accessories or upon the earlier termination of this Agreement.
10.	<u>GUARANTEE OF UNDISTURBED OCCUPANCY</u>
	LESSOR shall respect LESSEE's right under this Agreement, guaranteeing the undisturbed use of the Leased Property by performing the maintenance and repairs set forth in this Agreement.
11.	<u>INDEMNIFICATION</u>
	LESSEE shall hold LESSOR harmless and free from any costs or expenses arising from claims demands or liabilities from third parties caused by LESSEE, or its independent contractors or any person belonging to him LESSOR shall hold LESSEE harmless and free from any and all claims and liabilities caused by LESSOR, its employees or its independent contractors.
12.	<u>ASSIGNMENT & SUBLETTING</u>

	<ul style="list-style-type: none"> i. LESSEE shall not assign this agreement nor sublet the leased property or any part thereof or allow any other persons, to occupy or use the leased property without prior written consent of LESSOR. ii. LESSOR can assign its rights in the Agreement without the Consent of LESSEE. iii. LESSEE should retain the right to sub-let the premises to a third party only with prior written consent from the LESSOR.
13.	<u>BREACH BY LESSEE</u>
	<p>If LESSEE assigns this agreement or sublets the Leased Property or allows a third party to use the Leased Property in violation of Article 12-I or fails to pay the monthly rent when due and such activity or non-payment continues for more than seven (7) days after receipt of written notice from LESSOR concerning such activity or non-payment, then LESSOR may, in addition to any other remedies provided in this Agreement:</p> <ul style="list-style-type: none"> i. Automatically terminate this agreement without any further action by either party, except for written notice to LESSEE of such termination or ii. Continue this agreement and cause LESSEE to immediately remedy such breach. iii. If this agreement is terminated pursuant to the provisions of Article 13 LESSEE shall be obligated to pay LESSOR an amount equal to the rent of the remaining period of the agreement or any other specified renewed period.
14.	<u>COMMON AREAS</u>
	<p>LESSOR shall maintain, repair, and clean the common areas of the Compound at its sole cost and expense. LESSEE shall have full access to such common areas with an arrangement with the compound management.</p>
15.	<u>LANGUAGE OF AGREEMENT & GOVERNING LEASE AGREEMENT</u>
	<p>This agreement shall be construed and interpreted in accordance with the Laws of the State of Qatar. Disputes should be settled by the rent dispute settlement Committee. English should be the language of the Agreement. This Agreement shall be executed in the English and Arabic languages, in the event of a conflict the Arabic language version shall prevail.</p>
16.	<u>FORCE MAJEURE</u>
	<p>This Agreement shall insure to the benefit of and bind the respective successors, and the general alternatives heirs, representatives and permitted assigns of the Parties hereto.</p>
17.	<u>NOTICES</u>
	<p>All notices or requests provided for or required pursuant to this Agreement (“Communications”) must be in working or confirmed in writing as provided herein and may be given by depositing the same in the mail, addressed to the Party to be notified, postpaid, and registered or certified, with return receipt requested, or by delivering such communications in person to such Party. Communications given or served pursuant hereto shall be effective upon receipt of the same.</p> <p>A Party shall have the right from the time to time during the term of this Agreement to change its address and/or the person to whom Communications are to be sent, by notice to the other Party.</p>
18.	<u>ENTIRETY, AMENDMENTS AND HEADINGS</u>
	<p>This Agreement constitutes the full agreement between the Parties and supersedes and replaces any agreement previously entered between the Parties related to the subject matter herein, and cannot be supplemented, augmented, amended or in any manner changed or altered, except by written instrument duly executed by the Parties. The headings used herein are for convenience only and are</p>

not intended to be interpretative, definitive or supplemental to the respective paragraph or provisions.

This Agreement has been executed by the Parties, effective as of the date above indicated.

<u>FIRST PARTY/LESSOR</u>	<u>SECOND PARTY/LESSEE</u>
By:	By:
Signature:	Signature:
Title: Owner of the Compound	Title:
Date : 30.08.2021	Date : 30.08.2021
<i>Address:</i> CBC Tower Shamal Road P.O. Box: 8080 Doha - Qatar <i>Tel-4455667788</i>	<i>Address:</i> AAA Compound Villa number 1 Doha – Qatar Mobile No 5566778899 2XX196000YY