

## LEASE AGREEMENT

This lease agreement is made this day of 24<sup>th</sup> December, 2019, by and between:

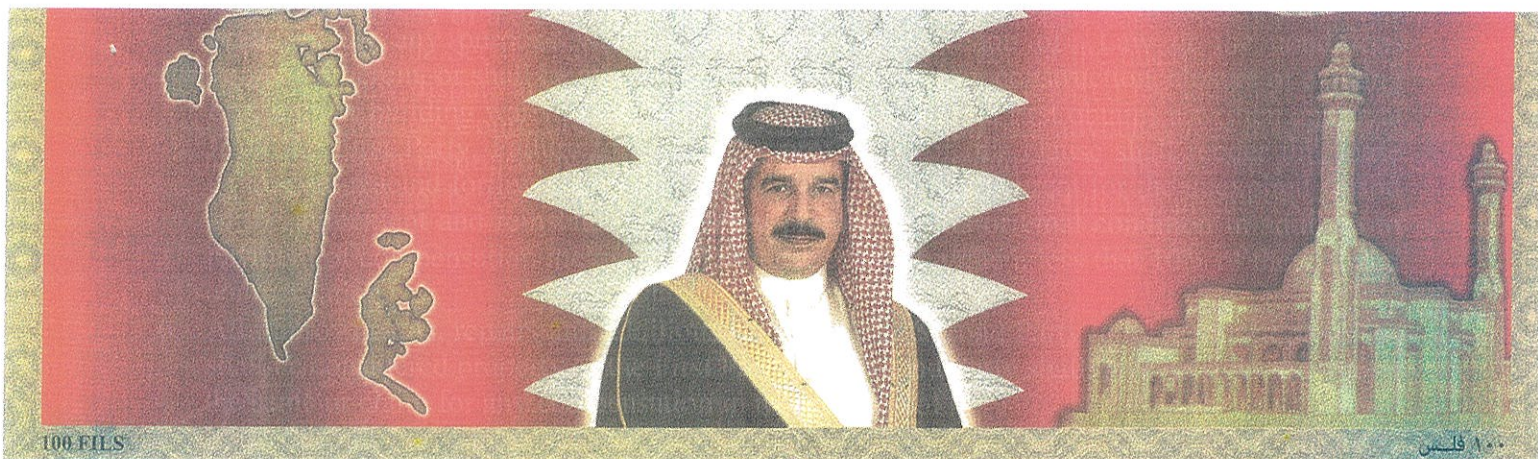
**1<sup>st</sup> : The Lessor:** of Bahrain nationality .**Mr.Sadeq Hasan Sadeq Al Baharna**, holder of CPR # 841007705 and having his address at P.O. Box 5500, Tel: 17728001, Kingdom of Bahrain, of the one part "The First Party"

**2<sup>nd</sup> : The Lessee:** **KANS TRADING CO WLL**, CR # 119232-1, represented by Mr.Shital Hasmukhlal Shah, Indian National, holder of Bahrain CPR # 750439742, the other part "The Second Party"

By this Lease Agreement the First Party leases to the Second Party, Unfurnished **Flat # 305**, located in **Maythem Building 13, Sheaikh Ateyatallah Bin Abdulrahman Ave, Um Al Hassam /Manama 339**. for its office, and the Lessee may not use the demised premises for any other purpose without prior written approval of the lessor. The Lessee has inspected the demised premises and ascertained herself that the same is fit for the purpose for which it is rented out.

1. Term: This agreement shall continue for a term of **1 year**, commencing from **01-02-2020 and ending by 31-01-2021**. If second party wishes to renew the contract One month advance notice prior to the expiry of the term to be given to the first party and a new agreement to be signed with the new rent, terms and conditions by the second party before the expiry of the agreement.
2. The rental shall be **BD 250/-** per month which shall be paid in advance by post dated cheques to be dated 1st day of each month for the entire period. Three months rental and one month deposit shall be paid in advance and Cheques for subsequent months, which are dated 1st day of each month shall be issued at the time of signing this agreement. Cheques are to be drawn in the Name of – **Al Baharna Property Management WLL**.
3. In the event of failure on the part of the Second Party to pay the agreed rent as reserved hereunder, this agreement shall rescind automatically and by force of Law without any notice, and thereafter the Second Party shall be considered unlawfully occupying the demised premises and the First party can approach the Urgent Court of Bahrain to evict him/her.





4. If the Second Party desires to evacuate the demised premises prior to the expiry of the term of this agreement, he/she shall give one month notice in advance and the Rent owes to the First Party should have been settled before evacuation.
5. The Second Party undertakes to take proper care of the demised premises in the manner of the responsible man takes care of his own property. He shall refrain from using the demised premises for any purpose which contravenes the Provision of Law or the conditions contained herein, or shall he attempt any change, demolition, construction, closure of existing openings or building walls in the demised premises unless he first obtains a written approval from the First Party. Failure to abide by provisions of this clause shall render this lease agreement rescind forthwith and the Second Party shall pay the rent for the unexpired period of the agreement and reinstate the demised premises to its original condition in addition to payment of compensation inclusive of advocacy fees at a rate not less than 10% of the claimed compensation.
6. All improvements, repairs and additions caused by the Second Party to the demised premises shall be considered property of the First Party and Second Party shall have no right to remove the same or claim for any compensation in respect thereof.
7. The Second Party may not assign or sublet whole or any part of the demised premises without obtaining a prior written approval from the First Party. Failure to abide by the provisions of this clause will render this lease agreement rescind forthwith. Any dispute arising in this connection shall be referred to the Urgent Matters Court.
8. The Second Party shall not keep in the demised premises any flammable materials or any materials endangering public health or which may threaten the safety of the property and he shall be liable towards the First Party for any fire incidents taking place in the demised premises for any reason whatsoever.
9. Any breach to any of the condition contained herein shall render this lease agreement rescind forthwith, and the Second Party shall be bound to pay the rent for the unexpired term of the agreement, any dispute arising in connection herewith shall be referred for settlement before the Urgent Matters Court. In all cases, the Second Party shall bear advocacy fees in respect to any legal claim instituted by the First Party for reason attributable to the Second Party and such fees shall not be less than 10% of the value of any claim in addition to litigations costs.





10. The Second party shall pay telephone, Electricity bills and any other fees leviable from time to time by the government.
11. The Second Party has the right to terminate this agreement by giving one month notice if the Second Party withdraws its presence from Bahrain at any time during the period of the contract.
12. The First Party reserves the right to increase the present rent by 5% at completion of every two years.
13. The First party hereby agrees to do the normal maintenance works.

The First Party:

**Mr. Sadeq Hasan Sadeq Al Baharna**

The Second Party:

**M/S. KANS TRADING CO WLL**

**Mr. Shital Hasmukhlal Shah**

Witness no: 1

Witness no: 2