



## AGREEMENT

THIS AGREEMENT is made on the 1<sup>st</sup> Day of October 2015 BETWEEN Ahmed Bin Hasan Ebrahim, P.O. Box 111, Manama, Bahrain, Landlord, Party of the First Part and Arwa Advertising Co., Manama, Kingdom of Bahrain, c/o Mr. Saeed Naseh Alzaem (CPR No. 581225724), Mobile No. 36167718, Tenant, Party of the Second Part.

Type of Leasehold : Office No. 203, Municipality No. 22, Salahuddin Building 123, Road 402, Manama 304.

It is agreed as follows:

1. The Landlord hereby leases unto the tenant for a period of **Two years** from **1<sup>st</sup> October 2015** to **30<sup>th</sup> September 2017**.
2. Rental for the Office shall be **BD. 300/- (Bahrain Dinars Three Hundred Only)** per month payable every **Three Months** in advance.
3. The Tenant shall have the option upon giving to the Landlord notice in writing not less than **Three Months** prior to the end of the terms hereby created, to renew the lease for further terms of **Two years** from **1<sup>st</sup> October 2017 to 30<sup>th</sup> September 2019** and the parties should enter into a new agreement and the rent shall be with 10% increase every two years. If the parties do not enter into a new agreement, this agreement will be terminated automatically.
4. The above mentioned period is obligatory on both parties and the Tenant shall pay the Landlord or his authorized representative rent at the specified times and in the appropriate manner until the termination of the agreement.

### 5. Tenant's Covenants

The Tenant hereby covenants with the Landlord to the intent that obligations shall continue throughout the term of this lease as follows:

- 5.1 To pay for all electricity, water supplied by the Government of Bahrain to the premises and Municipality tax.
- 5.2 Not to make any alterations in addition to the premises without the Landlord's written consent and to keep every part thereof with the fixtures, and additions thereto in good and substantial repair and in such repair, to yield up the premises and the fixtures and additions thereto at the determination of the tenancy. Full drawings detailing the proposed fitting out works shall be submitted to the Landlord for approval prior to implementation of the works.





- 5.3 The Tenant shall prevent any happening that may cause disturbance to the neighbors or to the Bahrain.
- 5.4 To permit the Landlord or his authorized representatives to enter the premises at reasonable and proper times to find out about the leasehold or carryout such repairs, renewals, alterations or additions as may be necessary thereof after receiving the required notice from the Landlord.
- 5.5 The Tenant is prohibited to store in or bring to the premises any inflammable or explosive materials or materials of dangerous nature.
- 5.6 To keep at all times the exterior and interior of the premises in a good and tenantable state of repair and decoration (fair wear and tear only accepted.)
- 5.7 The Tenant shall not, without first obtaining from the Landlord a prior written authorization, fix or set up, attach or display, or allow to be done so, any signs, stickers, board, advertisement, name or mark whatsoever its kind on the premises excluding the Tenant's name and the nature of his work.
- 5.8 Tenants may not relinquish, surrender, sublease, or share the leasehold or any part thereof during the period of this agreement or any part thereof without first obtaining the written consent of the Landlord.
- 5.9 The premises shall be used for office purposes only.

#### 6. Obligations of the Landlord

- 6.1 The Landlord guarantees the Tenant complete and absolute freedom in making full use of the leasehold quietly once the lease has gone into operation in accordance with its terms.
- 6.2 The Landlord shall undertake the maintenance of the A.C., sewers, sanitary appliances, cables and water pipes in the ground so that they shall be in good and usable condition in accordance with the rules and regulations in force at the time, and which relate thereto in the Kingdom of Bahrain. The Tenant is responsible for damage caused by him.

7. All alterations, additions, improvements and fixtures provided by the Tenant in respect of the premises which are of permanent nature or which cannot be removed without causing damage to the Building shall become the property of the Landlord when made or on installation and shall remain upon and be surrendered with the premises at the end of or on the sooner expiration of the term provided always that all trading stock, furniture, office equipment, mats, rugs and soft furnishings purchased or wholly provided by the Tenant shall remain his property.





The Tenant shall remove all his property before the time for yielding up possession and any property not so removed shall become the property of the Landlord.

8. All notice sent in accordance with the terms of this contract shall be in written form and sent through registered post against acknowledgement slip at the given address of each party as noted down in this agreement.

9. Any difference or dispute arising during the operation of this contract shall be settled in the court concerned with the administration of the Courts at the Ministry of Justice and Islamic Affairs in the Kingdom of Bahrain in accordance with the laws observed therein.

10. The Landlord has the right to ask the tenant to vacate the premises immediately for the following reasons:


- (a) If the tenant causes any serious damage to the premises.
- (b) If the tenant persistently fails to pay the rent on time as agreed.
- (c) If the tenant uses the premises for illegal activities.
- (d) If the tenant rents the premises, or portion of it to other people without the Landlord's written approval.


#### 11. DEFAULT IN PAYMENT

In case of any default of any part of the Rent on due date, this Lease Agreement shall be automatically determined forthwith, without giving any notice or warning, and the Landlord shall have the right to file legal action before the Urgent Court Judge seeking an order to vacate the premises on the grounds of default in payment of the Rent, as the Tenant shall be deemed to have illegally occupied the premises.

12. This Agreement is made in Bahrain subject to the Laws of Bahrain but it is drawn up in English language and signed in an English text. All dates and periods mentioned in this Agreement shall be reckoned according to the Gregorian calendar.

SIGNED LANDLORD:  **أحمد بن حسن إبراهيم**  
**AHMED BIN HASSAN EBRAHIM**

WITNESS: 

SIGNED TENANT: 

WITNESS: 