

LEASE AGREEMENT

This Lease Agreement is made in Bahrain as on 18th November -2019.
Between

M/S. K CITY BUSINESS CENTER CO.SP.C, CR.NO. 110268-1, P.O. Box: 21921, Tel: 17472255, Manama, Kingdom of Bahrain. Hereinafter referred as "First Party".

AND

M/S. AL JINNERBI INTERIOR DECORATION CO. SPC, CR No: 118112-1, Represented by Mr. SHAIK MOHAMMAD MUBEEN, CPR No: 791313581 Indian National, Tel No: 39328147, hereinafter referred as "Second Party".

Whereas by the Management Agreement with the Landlord , the First Party has right to sublease the Office No.243, Building No.21, Salah Aldin Alayooobi Avenue(Road No.357), Block-304,Manama, Kingdom of Bahrain.

PRINCIPAL TERMS OF THE LEASE**1. Descriptions of the premises and its use:-**

Office No.243, Building.21, Salah Aldin Alayooobi Avenue (Road No.357), Block-304, Manama, Kingdom of Bahrain.

2. **Terms of the lease:-** Beginning on 20th November -2019 to 19th November - 2020, One Year Fixed Contract.
3. **Rent:-** Shall be BD.**100.000** (Bahrain dinar One Hundred Only) per month, Including Electricity, Water and High Speed Internet (Wi-Fi).
4. **Mode of Payment:-** Monthly in Advance, One month deposit and rest postdated cheques.

CONDITIONS OF LEASE:-

- The First Party has the right to vacate the lease holder from the rented place immediately and without any notice for any of the following reason:
 - a) In case of delay of rental payment up-to a maximum of 15 working days.
 - b) The Second Party made any damages to the property.
- The Second Party has no right to remove, alter, destroy or ask a compensation for any installation, which he has made in rented place.
- The Second Party must take proper care of the property and be responsible for any damage or losses. Conference room is available at an extra service cost and subject to prior reservation.
- In case the Second Party has been filed with any Lawsuit because of any violation herein, the party held liable by the concerned court and will have to bear all the court fees and legal charges.



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