



THIS AGREEMENT IS BETWEEN

Mr. YOUSIF NASR ALLA ZAIN ALBEDIN EST.

AND

EXCEL TECHNICAL SERVICES. CO.W. L.L

Mr. THIYAGARAJAN UDHAYAKUMAR

CPR No.: 470109246

C R No: 115418- 1 Passport: Z2632421

Address: P.O Box 5938, Kingdom of Bahrain

Address: Flat No 22 Bulli 1562 Road 625 Manama 306

Tel. ph. No.: 17294548 Fax No: 17294277

Mob. 35144830

Hereinafter referred to as "the Owner"

Hereinafter referred to as "leaseholder"

THE OWNER AGREES TO LEASE TO THE LEASEHOLDER, UNFURNISHED OFFICE:

Office No. 32	Building No. 1362	Road No. 2115	Manama Town 321	Electricity Meter 09-- 35960
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The office is leased for the purpose of: - Business (Office).

On the following Terms and Conditions: -

- 1) The rent for the office shall be BHD 220/- (Bahraini Dinar Two Hundred Twenty per month) to be paid in every month in advance (1st day of each month). The Leaseholder should pay the rent promptly on time. In case of delaying in making payment of the rental amount beyond its due date, the owner shall have the right to disconnect the electric power supply directly without any notice the duration of the lease shall be One YEARS from 01 Sep 2017 to 31 Aug 2018.
- 2) If the leaseholder elects to vacate the property before expiry of the lease period, he shall pay to the owner the rent for the rest of the period.
- 3) For the renewal/ termination of the Lease Agreement beyond one-year lease period, the Leaseholder should give two months notice in advance to the owner in writing prior to the expiry of the Lease Agreement.
- 4) The leaseholder undertakes to pay to the concerned parties or their representatives, the expenses of water, municipality, electricity and telephone consumptions.
- 5) The owner has the right to ask the leaseholder to vacate the flat immediately for the following reasons:
 - a. If the leaseholder causes any damage to the office.
 - b. In the event of any delay in the payment of the rent, this Agreement shall be rescinded automatically without a need for any caution or warning. The landlord may file a suit with the judge of the Summary Court who shall order that the premises be vacated once delay is proved, for in this case the leaseholder shall be considered as a usurper of the premises and occupying them without any right.
 - c. If the leaseholder uses the office for illegal activities or if he causes annoyance to the neighbours.
 - d. If the leaseholder assigns the office or sublease any part of the flat to anybody without written approval of the owner.
 - e. If the leaseholder uses the office for other purposes than what it's indented for.
- 6) The Owner may terminate this Agreement before the date of its expiry if the leaseholder fails to abide by any of his obligations under this agreement.

U. Thiagarajan

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- 7) The leaseholder has no right to destroy or ask for compensation for any installations he has made in the office such as construction or modification of certain things, regardless of the materials he used. Whether, they are stones, bricks, wood or paint. The leaseholder, in any case, must not do such constructions without the owner's written approval.
- 8) The leaseholder must take good care of the office and is responsible of any damage or mischief.
- 9) If the owner wishes to do some repairs or additional construction in the office, he may give the leaseholder one month's notice to vacate the office. After repairs, the owner has the right to alter the rent if he considers it necessary to do so.
- 10) It is understood and agreed that the Owner will not be responsible for any consequential loss of or damages caused to the leaseholder's personal effects of whatsoever nature occasioned by or contributed to by fire, electrical faults, explosion, earth-quake, strike, riot or civil commotion, malicious persons, storms, tempest, flood, bursting or overflowing of water tanks, apparatus or pipes, war, invasion, rebellion, revolution, insurrection or any acts of God which are beyond the control of the landlord. However, the property will remain insured by the Owner against fire to cover only the property and the leaseholder's fittings and fixtures thereof.
- 11) Incase the leaseholder contravenes any of the terms and conditions or incase he fails to make the rent payment as stipulated in this lease agreement. Then, without the need for any notification the owner has the right to recourse to the court for "urgent jurisdiction" whereby, the leaseholder is liable to bear the court expenses and the solicitor charges and thereby pass a decree for the immediate termination of lease agreement and expulsion of the leaseholder.

- Remarks:
- a) Limited car park space is excluded from this lease agreement.
 - b) Fixing any sign boards must be coordinated with the owner for approval.
 - c) Gas Cylinders in the office are strictly prohibited.
 - d) Connection to the Internet is restricted to the dedicated telephone sockets which are already provided in each office.

This Agreement is made of two original copies and each party receives a copy to act upon.

Leaseholder

Owner

EXCEL TECHNICAL SERVICES. CO.W. L.L

Mr. THIYAGARAJAN UDHAYAKUMAR

U. Thyagarajan

[Signature]