

SUB-LEASE AGREEMENT

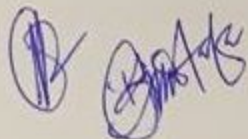
This Sub-Lease Agreement made between ;

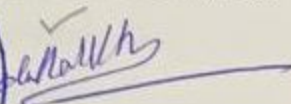
Agreement Date :

Name of Lessee:	Golam Mostafa Daliur Rahman	CPR/CR No:	680153101
Flat No: 12, Building No: 1236, Road No: 1211, Block No: 1012, Al Hamala, Kingdom of Bahrain		Mobile No:	13107814
Sub-Lessee:	Truvisory Management Consultancy Co. W.L.L	CPR/CR No:	136468 - 1
Office No: 203, Building No: 659 D, Road No: 1211, Block No: 1012, Al Hamala, Kingdom of Bahrain. (Mob. KSA: 0591180007, 0598898584, 0590960971, 0583331515)		Mob:	33175782
Type of Sub-Leased Property:	01 (One) No. Office		
LG No:	290	Office/Shop No:	203
Road No:	1211	Building No:	659 D
Plot No:	42-43	Block No:	1012
Sublease Term:	01 (One) Year	Location:	Al Hamala
Rental Amount:	95.000	From:	01/02/2020
In Word:	Ninety Five Bahraini Dinars Only.	To:	31.01.2021
Type of Business:	Office		

TERMS AND CONDITIONS OF SUB-LEASE AGREEMENT

- 1) The sub leaseholder must pay the monthly rent before 7th day of every month and to obtain an official receipt upon payment.
- 2) Electricity and Water Charges bill will be paid the Sub Lessee
- 3) Municipality Charges, Telephone Bills, and any other charges to be paid to Bahrain Government Departments and Ministries will be payable by the sub leaseholder for the period of the agreement and all the rules set by the concerned Ministries to be strictly followed.
- 4) The agreement will be renewable for further same period in the absence of any breach of the terms of this agreement by the sub leaseholder. Either party has the right to terminate this agreement, only after completing the first term.
- 5) By informing the other party in writing, giving one month notice. When the sub leaseholder desires to leave and vacate the property before the end of the agreement without any valid reason, he is committed to the Lessee to pay the rent for the remaining period of the lease.







- 6) The lessee has the right to vacate the sub leaseholder from the rented place immediately and without any notice for any of the following reasons:
- If the sub leaseholder causes any damage to property and disturbs the neighbor.
 - If the sub leaseholder fails to pay the rent and agreed charges.
 - The sub Lease Holder if uses the property for any purpose other than as a residential accommodation or utilize it for any unlawful or illegal and immoral activities
 - If the sub leaseholder sublets the rented place or a portion of it without the lessee's written approval.
 - Not allowed waiver about utilization except with written consent.
- 7) The sub leaseholder has no right to remove, alter, destroy or ask for compensation for any installation, which he has made on the rented place. Any decoration or partition or Civil Works or whatever in the premises made by the sub leaseholder will not be removed by him while leaving the premises and that will become the property of the Lessee.
- 8) The sub leaseholder must take proper care of the property and he is responsible for any damage, accidents, fire etc.
- 9) If the sub leaseholder fails to pay the rent in time even for a period of one month, this sub lease agreement shall be held void automatically without prior notice or notification and the sub leaseholder shall be deemed as occupying the premises illegally which shall give the Lessee, the right to file an urgent case for eviction and the Court of Urgent Matters shall assume jurisdiction on such a case.
- 10) If there is any breach of the aforesaid term and condition and if the lessee refers the matter to the Court, the sub leaseholder shall pay the entire legal costs and lawyer's fees.
- 11) The law of this lease shall be the law applicable from time to time in the Kingdom of Bahrain in particular the Court of Urgent Matters shall be competent to examine any disputes arising between parties hereto.

IN WITNESS WHEREOF, the parties have set their hands and seals to duplicate copies of this Sublease Agreement, each of which shall rank as an original.

Remarks:



Lessee: Golam Mostafa Daliur Rahman

Sub-Lessee: Thurayya Management Consultancy Co. W.L.L.

Witness _____ Witness _____