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LEASE AGREEMENT

Date : December 21, 2019

FIRST PARTY : **A-2-Z Office Solutions Co. S.P.C.**

CR # : 92215-1

SECOND PARTY: **Intelligent Friends Constructions Co. W.L.L.**

CR # : 135385-01

First Party and Second party entered into the agreement of subleasing the following Office space.

Address : Unit # **1218** , Building # 574, Road : 31, Block 611, Area : Al-HamriyaPeriod Of Lease **12** Months from date of this agreementRent agreed : - BHD 350 (BHD Three Hundred & Fifty Only) including Electricity, Water & following Services.Services Included : - Conference Room, Call Answering, Mails / Post handling.Payment Term : 1 Month Advance**Terms & Conditions : -**

- 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
- In case of delay of rental payment up-to a maximum of 15 working days
- If the leaseholder causes any damage 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 leaseholder 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.
- First party has right to cancel the contract by giving 1 month notice.
- Second party must give 1 months notice in writing for cancellation of this agreement.
- In case the agreement is made in the name of person, the validity of this contract shall be available for one CR only. In case it is found that same person has applied or register two or more CRs on the single address, the second party shall have to pay for the lease amount starting from the date of registration.
- The second party is required to close its account with Municipality within 1 week from termination or expiry date of this agreement and copy of proof of termination must be submitted to First Party, Failure to closing the account in Municipality will be result in payment of rent until the date of cancellation.
- Payments can be made in form of CASH, Bank Cheque or Bank Transfer in our name or directly to our Management company.
- In case agreement is terminated within 3 months from the date of agreement, the rent amount shall be non refundable.
- In case agreement is terminated within 4 to 6 months from the date of agreement, the rent @ 150 per month shall be charged to the second party.
- In case agreement is terminated within 7 to 9 months from the date of issue, the rent @ 135 per month shall be charged to the second party.

(First Party)

(Second Party)



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