



### LEASE AGREEMENT

This agreement made on 1<sup>st</sup> September 2018 between **MR. HASSAN ALI HASSAN ALQASIM**, Holder of CPR No. 390102970, Villa 269, Road 2807, Segaya 328, Kingdom Of Bahrain. Tel :39337949, Hereinafter Called the Landlord and "**Acortec Corrosion Technology W.L.L.**", CR No 108207-1, Manama, Kingdom of Bahrain, hereinafter called the Tenant and **Mr. Shakil Ahmad Siddiqui**, Holder of CPR No. 630503915, Indian, Tel: 39800594, Kingdom of Bahrain.

WITNESSETH: That the land lord leases Villa to the tenant for a term of Two Years commencing on 1<sup>st</sup> October 2018 and expiring on 30<sup>th</sup> September 2020, location Villa No. 271, Road, 2807, Manama 328 for monthly rental BD.650/- (Bahrain Dinars, Six Hundred Fifty only). Rent for the 03 Months shall be paid in advance on the date of Signing the leasing and thereafter monthly in advance.

#### UTILITY CHARGES:

Utility charges are to be paid as follows:

Electricity & Water	:	By Tenant
Municipal Tax	:	By Tenant
Telephone	:	By Tenant

#### Terms & Conditions:

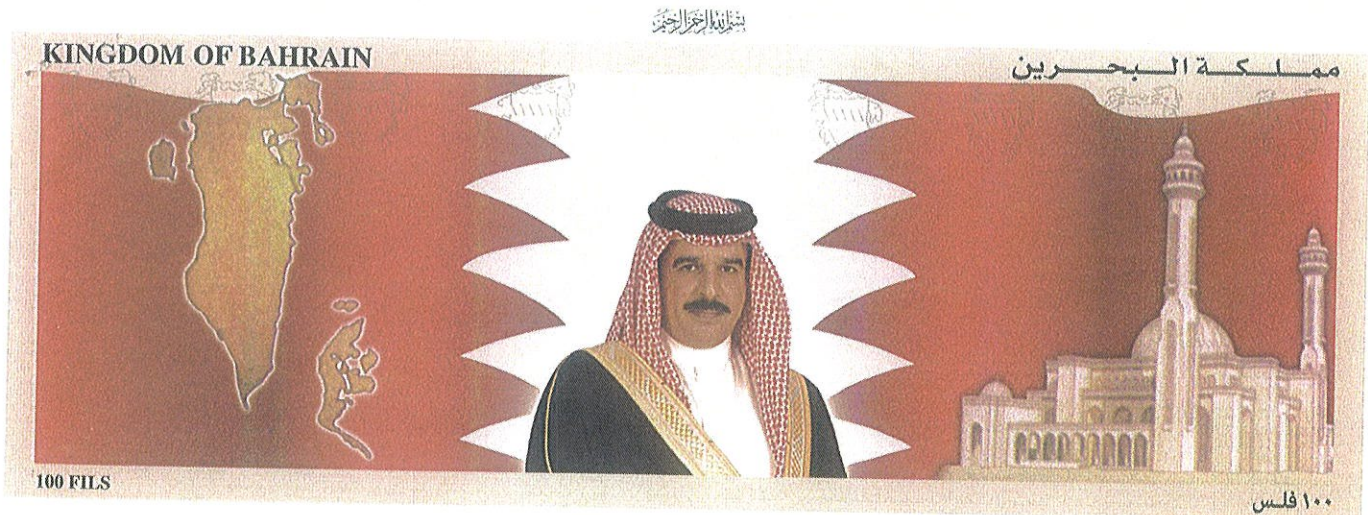
1. The premises have been leased to the Tenant to provide office for "**Acortec Corrosion Technology W.L.L.**", and they should not use them for any other purposes without prior written consent of the land lord.
2. The Landlord has full right to ask the Tenant to vacate the premises immediately for any of the following reasons. If the Tenant uses the premises for any illegal or immoral purposes.
  - a. If the Tenant persistently fails to pay the rent on time.
  - b. If the Tenant causes any serious damage to the premises.
  - c. If the Tenant rents the premises, or portion of it to other party without the landlord's Written approval.





3. The Tenant should not store or bring to the premises any articles of a specificity combustible, inflamm3bie m dangerous in nature.
4. If the tenant wants to renew or terminate this agreement, tenant must give 03 months' notice to the Landlord, before the expiry period of this agreement
5. If the Tenant request vacating the premises without proper advance notice as mentioned in this lease agreement, Tenant shall pay to the landlord rent for the 01 month notice period or remainder period of this lease agreement
6. The Tenant shall not make any alterations or addition to the premises or incur any debt or make any changes without prior consent of the Landlord only.
7. The Tenant shall allow the Landlord or his representative to inspect the premises at any reasonable time subject to prior appointment.
8. The Tenant should not act or do anything, which tend to be a nuisance, annoyance to Landlord and other neighbors.
9. Minor Electrical, Plumbing and maintenance works of the building is under the responsibility of the Tenant and any major works will be carried out by the Landlord, upon receiving written letter from the Tenant.
10. Responsibility of the Tenant to maintain the property provided by the owner, in good conditions and hand over the property as it was when received.
11. Tenant will not be responsible for any damage or Loss happening to the property, due to any natural calamities, which are beyond the control of the Tenant.
12. Upon evacuation of the leased property, the Tenant has no right to ask for compensation for any modification or installation made by them with or without the consent of the Landlord.
13. The Tenant should allow the representative of the Landlord to enter and carry out the necessary maintenance work for the building after receiving permission from the Tenant.
14. The Tenant hereby acknowledges that the address mentioned in this agreement is their official address and any communication sent to this address shall be deemed lawfully served.
15. Application for changing building from residential to commercial is approved by municipality regarding making 3 car parks. To get final approval the Tenant should follow up for final permission.
16. The Landlord has the right to increase the rent 10% at the renewal time of this agreement





#### LAW:

This lease agreement is made in the Kingdom of Bahrain and is subject to the laws of the Kingdom of Bahrain. Any disputes and differences of whatsoever nature which may arise between the parties hereto touching the provisions of interpretation of this lease agreement of any matter related to hereto shall be subject to the jurisdiction of the Bahrain in Law Courts and shall be finally settled by such courts, to jurisdiction the parties hereto irrevocably submit. Both parties have agreed to make this agreement effective and to give it the power of an official document.

**THERE ARE SEVEN WINDOW A/ C IN THE PROPERTY MAINTENANCE AND SERVICES WILL BE THE RESPONSIBILITY OF TENANT**

WITNESS, HERE OF THE PARTIES HAVE SET THEIR HANDS AND SEALS TO DUPLICATE COPIES OF THIS LEASE, EACH OF WHICH SHALL WHICH SHALL RANK AS THE ORIGINAL

Landlord:

Date: 30-08-2018

Tenant:

Date: 30/08/2018

Witness:

Date: 30/08/2018

