

Lease Agreementعقد إيجار

Owner... Ali Radhe Mohamed المؤجر
 Leaseholder... Sonali for construction w.l.l المستأجر
 Type of rented Property... Shop Location... Isa Towna Tobli العقار المؤجر
 NO... 2530 Road... 573 Area... 705 رقم
 طريق مجمع
 Lease Period... one year مدة الإيجار
 From... 1/1/2020 To... 1/1/2021 من
 الى
 Sum of Rent... Savinty five مبلغ الإيجار
BD. 75.000/-

Agreement Conditionشروط الإيجار

- 1) The contract is a year and it is UN renewable. If the leaseholder and the owner wish to renew the contract, this is done by new terms and contract.
 - 2) Electric, Telephone Bill, Municipality charge are payable by Leaseholder.
 - 3) If the Leaseholder or the Owner desires to terminate the lease, he must give not less than one month notice. The Owner has the right to vacate the Leaseholder from the rented place immediately and without any notice for any of the following reasons:
 - a) If the Leaseholder causes any damage to property.
 - b) If the Leaseholder fails to pay the rent and agreed charges.
 - c) If the Leaseholder uses the Property for any purpose other than as a residential accommodation or utilizes it for any unlawful or illegal activities.
 - d) If the Leaseholder sublets the rented place or a portion of it without the Owner's written approval.
 - 4) The Leaseholder has no right to remove, alter, destroy or ask for compensation for installation, which he has made on the rental place.
 - 5) The Leaseholder must take proper care of the property and be responsible for any damage.
 - 6) Rent of rest period payable by Leaseholder.
 - 7) The Owner if he rebuild no right to Leaseholder the last rent.
 - 8) The Leaseholder must pay the court plus solicitor charges.
 - 9) Owner has right to increase 10% of the rent only after expire of Agreement.
- ١٠) الشروط الفاسخ الصريح: يحق للمؤجر طرد المستأجر إذا تخلف عن دفع الإيجار في موعد استحقاقها ويعتبر العقد مفسوخاً من تلقاء نفسه دون حاجة إلى تنبيه أو إنذار قانوني أو حكم قضائي.
- ١١) في حالت وجود خلاف بين الطرفين يحق لهما رفع القضية إلى المحكمة في الشؤون المستعجلة.

Remarks: الملاحظات:

Witness(2)..... MO. AL MAMUN الشاهد الثاني

Witness(1)..... الشاهد الأول

Leaseholder Signature..... توقيع المستأجر

Owner Signature..... توقيع المؤجر

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