

www.daroltarjomeh.net

Translation from Persian

In the Name of God

The Judiciary

State deeds & Real Estate Registration Organization

Deeds & Notaries Affairs General Directorate

Ministry of Commerce

Guild Affairs Union

Real Estate Agencies Guild Union

Lease Contract

Article 1: Parties to the contract:

1-1-Lessor: , son of , holder of birth certificate No. issued in Tehran, bearer of national No. , residing , southern Janata bad, Tehran- Tel. No.: 0912- , 021-

1-2-Lessee: , daughter of , holder of birth certificate No. issued in Tehran, bearer of national No. , residing at residing at unit , , block 2 - Tel. No.:

Article 2: Subject and Particulars of the Lease Contract:

Interests of one apartment, located at unit 10, 4th floor, block 2, -e , Kian , bearing registration No. , measuring sq.m, including 3 bedrooms, with right of using electricity, water and gas, operating radiator, cooler, with parking space measuring 11 sq.m, with storeroom, bearing No.40, measuring (illegible), with an operating/ non-operating telephone No.: , and other appurtenances, installations and related common spaces which are seen by the lessee and are accepted.

Article 3: Duration of contract:

12 months, from September to 19 .

Article 4: Rental & the Manner of the Payment:

4-1- Rls. 250 000 was paid by the Lessee. Monthly rental is Rls. 2 000. By the time of contract termination or cancelation, the mentioned paid amount shall be returned to the lessee simultaneously with evacuation.

Article 5: Submission of the subject of the contract:

The lessor must submit to the lessee the subject of the contract with all appurtenances on September .

Article 6: Conditions and Description:

6-1- The lessee shall not use the object of lease contrary to the intention indicated in the agreement (residential, commercial, administrative). The lessee should use the property properly.

6-2- The lessee has the right to use the object of lease as supervision and should personally use the object of lease; moreover, he has/has no right to transfer the object of lease to others. In case of violation and transfer to another person, the validity of the lease is pending on the owner's authorization and should the lessee deliver the object of lease to another person, without the owner's permission the possessor shall be responsible against the owner within the legal regulations.

6-3- The lessor shall be the legal or contractual owner or possessor of the object of lease and in case that he is entitled to lease as custody, proxy, executorships, lease to the transfer right, etc., he should attach the documents proving the transfer right and the real estate agent is obliged to establish the above subject.

6-4- In case that the lessee delays in payment of rental amount more than one month, the lessee may annul the agreement and request for eviction of the subject of lease from the competent authorities.

6-5- The fee for urban water, power, gas, telephone, maintenance fee - urban sewer are due to be paid by the lessee. And the bills should be delivered to the lessor at the time of evacuation.

6-6- The fee for apartment maintenance (maintenance fee and etc.) are due to the lessee, and if the due amount will be changed or increased by the Board of Directors of the building, the new amount shall be paid by the lessee.

6-7- Payment of general repair and costs including installation and operations for utilizing from the ventilator, heating system, cooler, elevator, water, gas and electricity network is due to be paid to the owner and the minor costs relevant to the usage of object of lease is due to be paid by the lessee.

6-8- Tax on real estate and fundamental repairs are due to lessor and tax on income and occupations (commercial & administrative) is due to the lessee.

6-9- In case of commercial places, Rls.... was paid as goodwill.

6-10- The Lessee undertakes to evacuate the rental place in quite safe conditions and should return it back in the same situation. In case of incurring any damages, the lessee is obliged to compensate for the damages.

6-11- The lessor is obliged to reimburse the interest-free loan upon the final eviction and settle the lease's debts against a receipt.

6-12- If the lessor does not pay the maintenance fees that results in benefiting of the Lessee from the object of lease and does not permit the lessee on the necessary repairs, the lessee may personally take act upon the relevant repairs and maintenance fee the lessor with the relevant expenses.

6-13- The lease contract shall be extended by written agreement of the parties before the expiration of the contract duration. In case of extension of the subsequent lease contract, the additional lease contract with agreed-upon terms and changes shall be an inseparable part of this lease contract.

6-14- The lessee is bound to evacuate the demised premises at the termination date of the contract with no excuse and deliver to the lessor, in case of non-evacuation of the demised premises by the lessee at the due date or refraining from its submission to the lessor with any reason, the lessee should pay Rls. 200 000 for each day as the wage for occupation after termination of the contract duration; and bartering damages resulting from delay in evacuation (wage) with the interest-free loan is permissible and in case the lessor refuses to pay deposit, he is required to daily paid Rls. 200 000 as damages to the lessee.

Article 7: All options even the option of loss with the exception of the option of fraud is waived both parties.

Article 8: This contract in other cases is subject to the regulations of Civil Act and Lessor and Lessee Relation Act approved in 1997.

Article 9: Based on Article 2 of Lessor and Lessee Relations Act approved 1997, the following witnesses signed underneath this contract.

Article 10- The real estate's wage based on commission tariff of Karaj Township, shall be separately paid by the parties and the lessor and the lessee each paid Rls. 1 000 at the time of signing this contract and cancellation & rescission of this contract shall not be effective in the amount of commission.

Article 11: This contract was drawn up on 19 September 2017, in Real Estate Agency, managed by , located at Mina alley, , bearing No. 33262007, in three copies, each being of the same value. The Real Estate consultant is bound to seal the copies of this contract by the seal of Real Estate Agency & 2nd & 3rd copy shall be submitted to the Lessor & Lessee & 1st copy shall be put on file.

Article 12: The provisions of this contract is based on the current regulations & confirmed.

Remarks: The apartment with the mentioned conditions were seen by the lessee. It is clarified that charge cost is borne by the lessee and the apartment has the parking space and the storeroom bearing No. 40.

Signed & sealed by:

Lessor

Lessee

Real Estate Agency

translation certified.