

**ADDENDUM TO CONTRACT**

1. The **Tenant**, by signing the Tenancy Contract, acknowledges the receipt of the leased premise damage free and in good condition, as certified by both parties at the beginning of the lease. .
2. For extended timings of kitchen and Ac approval from Landlord will required.
3. Cooking in the Room is not allowed. Using LPG Cylinders, Electrical Cookers, including any Other Electrical Appliances using for Cooking and any other Mode of Cooking is not allowed in the room.
4. Television channel connection is allowed but from authorized vendors only.
5. **Tenant** must bring steel shoe racks to be placed outside the rooms.
6. The **Tenant** is not allowed to assign or transfer the rental premise to a third party unless he obtains a written authorization from the **Landlord**. The **Tenant** is not allowed to **SUB-LEASE** or part of rental premise to a third party.
7. This agreement between the two parties is irrevocable which means that both the Company and Tenant shall serve the contract to its full duration. In case Tenant is not able to serve the contract to its fullest terms or any default, then the company shall have the right to obtain/take the 03 months penalty charges.
8. If the **Tenant** does not wish to renew the lease at expiry, he must notify the **Landlord** in writing 90 days in advance and must clear all the dues, before leaving the leased premise. The **Landlord** also shall notify the **Tenant** 90 days in advance, in case the **Landlord** does not wish to renew the lease. In case, tenant fails to present the non-renewal as per the contract terms, the tenant will be liable to pay (ninety) 90 days rental penalty from the date of expiry, or handover whichever is later.
9. In the event that the Tenant does not give at least 3 (three) months written notice to the landlord of his intention not to renew this agreement, prior to its expiration, it is hereby agreed that the landlord can assume that the Tenant has applied for a renewal of this agreement for an additional term/12 months. Renewal of this agreement in such case is at discretion of the landlord who shall notify the tenant of the amount of rent payable for the additional twelve months.
10. Upon expiry of the rental agreement, the premise is to be handed over to the **Landlord** damage free in the same condition as at the beginning of the lease. If damages exist, the **Landlord** shall notify the **Tenant** to make the necessary repairs. If the **Tenant** fails to repair the damages, the **Landlord** will carry out the repairs and cost of the repairs and the cost will be deducted from the **Tenant's** Security Deposit with a minimum maintenance charge of AED 500 in addition to the cost of the materials required. The **Tenant** shall not be responsible for the normal and expected wear and tear to the premises. Minor maintenance inside the rooms is responsibility of Tenant.
11. The **Tenant** is solely responsible for any damages, losses or injuries incurred by any person or property due to his negligence whether caused directly or indirectly while being in control of the rental premise. The **Tenant** must indemnify the **Landlord** fully for all the related costs and expenses.
12. Returned Cheques:  
In the event of **Tenant** Rental Cheques Returned by the bank, if any, for insufficient funds or for any other reason, then the **Tenant** confirms to abide by following norms:
  - (A) AED 1000 as a penalty will be applicable when cheque gets dishonored. In addition to this, **0.5%** of the cheque amount will be charged after 7 Days and will add 0.5% of additional charges will be charged every passing week and will go upto 20% of the cheque amount
  - (B) Maximum, within Seven Working Days of the Date when the **Tenant** is notified of the Returned Cheque, the cheque needs to be honored.
  - (C) Regardless of any request letters, mails or phone calls from the **Tenant** to hold the return cheque, the **Landlord** will present the returned cheque, latest after 7 working days from initial returned date.  
**Note:** With signing of this Tenancy Agreement, the **Tenant** agrees and confirms that – there will be no negotiations or discussions applicable with regard to Non-Compliance of Clause# 12 (i.e. Returned Cheques).
13. The building insured only for fire purpose and not for the other such theft. Third party Liability etc.

**Tenant:** \_\_\_\_\_  
ARTEFACT EXHIBITION STANDS MANUFACTURING LLC

**Landlord:** \_\_\_\_\_  
PRONTO MIDDLE EAST FACILITY MANAGEMENT LLC

14. The **Tenant** agrees to the entry to the leased premises by the **Landlord** or his representatives and taking control of the **Tenant** possessions in order to settle his outstanding obligations to the **Landlord** while travelling abroad and not returning in due time to settle his obligations unless he notifies the **Landlord** of his absence for a period of time that is not to exceed 3 months.
15. **Value Added Tax.** Subject to Ministry of Finance, UAE, **VAT** is payable from January 01, 2018 at the rate of 5% (Federal decree law no. 8/2017, article 2) respect to the transactions contemplated by any tenancy Agreement shall, as between the Lessor and Tenant, be payable by Tenant. Therefore, the Tenant undertakes to pay the Lessor, VAT on full contractual amount, in addition and together with first payment of rent, management fees, including the connected interest and linkage and/or interest in arrears as well.
16. The tenancy contract will be handed over to the tenant once the cheque for the 1<sup>st</sup> rent installment has been cleared by the bank, and all documents required by the landlord/agency have been submitted.
17. No change, amendment or modification of this agreement shall be valid or binding upon the parties, unless the same are in writing and duly signed by both parties.
18. If **Tenant** breaches any of the terms mentioned herein, the **Landlord** has the right to terminate the Tenancy Contract, with prior warning notice of 30 days to take necessary rectification action by the **Tenant**. If the **Tenant** failed to take necessary action within 30 days, the **Landlord** will terminate the tenancy Contract immediately.
19. Overstay Charges and Delay Charges:  
The Landlord shall charge the Tenant the following charges under the following circumstances:
  - (a) Should the Tenant overstay in the Property beyond the expiry date of this Tenancy Contract, he shall be charged "Overstay Charges" which double the daily rent charge.
  - (b) Should the Tenant not hand over the keys, access cards, etc. which were given to him at the start of the Tenancy term, the Tenant will be charged Rent as if he has overstayed in the property beyond the expiry date of this Tenancy Contract. The Overstay charges will be double the daily rent charge.
20. Ac will be allowed Twelve (12) hours except for public holidays and also subject to the Landlord's approval otherwise.
21. Vandalism or damage to property is strictly not allowed in any situation. If happens, **Tenant** will be liable to pay the double amount of damages as assessed by Third Party.
22. Eating and storing food inside the rooms are not allowed, **Tenant** can bring refrigerators to store food.
23. If the Tenant acts against any of the condition made in this contract, the Landlord has the right to eject the Tenant from his premises, instantly the Tenant loses his right to the conditions of this contract.
24. The content of this Tenancy Agreement is strictly confidential and cannot be disclosed to any party without the written permission of **Landlord**. In case of failure, **Landlord** has right to take necessary action and impose penalty.

Landlord Sign & Stamp	Witnesses (1)	Second Sign & Stamp	Witnesses (2)

**Tenant:** \_\_\_\_\_  
ARTEFACT EXHIBITION STANDS MANUFACTURING LLC

**Landlord:** \_\_\_\_\_  
PRONTO MIDDLE EAST FACILITY MANAGEMENT LLC

**SERVICE AGREEMENT**  
**(ANNEXURE 1)**

**Date: 15-02-2020**

**Contract Ref. No: DIP-7037**

**FIRST PARTY: PRONTO MIDDLE EAST FACILITY MANAGEMENT LLC**

**SECOND PARTY: ARTEFACT EXHIBITION STANDS MANUFACTURING LLC**

**SERVICES COVERED**

First Party undertakes to provide the following services to Second Party:

- |                         |                      |                       |
|-------------------------|----------------------|-----------------------|
| ➤ Water and Electricity | ➤ Pest Control       | ➤ Water Tank Cleaning |
| ➤ Government Tax        | ➤ Annual Maintenance | ➤ Waste Removal       |
| ➤ Removal of Sewerage   | ➤ Contract           |                       |
|                         | ➤ Cooking Gas        |                       |

<b><u>TOTAL SERVICE FEE:</u></b>	<b><u>AED 72,000/-</u></b>
<b><u>TOTAL RENT :</u></b>	<b><u>AED 48,000/-</u></b>
<b><u>TOTAL AMOUNT:</u></b>	<b><u>AED 120,000/-</u></b>

**TERM & CONDITION**

1. Any misuse of services covered by this agreement will not be tolerated. First Party will send notice to the second Party; corrective action must be taken within 7 Days upon receipt of notice. Otherwise, Fine will be imposed and charges will be calculated accordingly depending on cost of damaged/loss
2. Use of electrical equipment are strictly prohibited like rice cooker, electric, kettle, electric stove, etc .In case of any violation ,First Party will send notice to the second Party, corrective action must be taken within 7 Days upon receipt of notice. If situation persist, any Room lease by the Company caught using such items, tenant must pay extra 500 Aed/room/month for 1 Year. Non Negotiable.
3. Garbage (BIO or Non BIO) must be put in trash bin provided. Fines generated by negligence in this regard will be accounted and tenant will be solely liable.

**Tenant:** \_\_\_\_\_  
ARTEFACT EXHIBITION STANDS MANUFACTURING LLC

**Landlord:** \_\_\_\_\_  
PRONTO MIDDLE EAST FACILITY MANAGEMENT LLC