

# TENANCY CONTRACT

10/08/2023

## وثيقة إيجار

Date : 1 Year - Renewal  
No. : Mrs. Amna Yousef Hasan Alzaabi Tel: 0509992612  
Landlord : Ms. Kathriena Joyce Tel: 0507076691 Email: kathriena@hotmail.com  
Tenant : Al Jazeera Villa 184, RAK. U.A.E 4 Bedrooms Villa  
Subject of Tenancy : 1 Year  
Period of Tenancy : 16<sup>th</sup> August 2023  
To : AED 52,500.00 (Fifty Two Thousand Five Hundred Dirhams Only)  
Rent : 4-Payments  
Terms of Payment :

### Conditions Mutually Agreed Upon as Under

### الشروط المتفق عليها كما يلي

1. The Tenant undertakes not to transfer the subject of Tenancy to any one else under any circumstances.
2. Renewal of Tenancy is at the discretion of the Landlord. If the Tenant does not renew the Tenancy on Expiry date he will have to pay the rent as demanded.
3. The contract is valid up to the end of the specified Period after which date it is considered as null and void.
4. At the time of Vacating, the tenant undertakes not to remove any thing fixed or nailed on the Wall, such as Electric Wirings, Water Pipes, Sanitary installations etc. which may cause damage to the wall.
5. If the tenant wishes to carry out repairs or adjustments to the Subject of Tenancy he has to do it at his own expense but has to advise and ask permission of the Landlord.
6. If the tenant acts against any of the conditions made in the Contract the Landlord has the right to eject the Tenant from his premises instantly and the Tenant loses his Rights to the Conditions of the Contract.
7. The tenant undertakes to pay all Taxes levied by the Government on the subject of Tenancy such as Municipal or other Government Taxes in force now or in the future.
8. If the Tenant wishes to vacate the Subject of Tenancy or wants to leave the town, he should officially inform the Landlord and obtain his consent. If the Tenant leaves without informing the Landlord, the Landlord has the right to open the premises in his capacity as the legal owner, and the Tenant has no objection or claim in the future.

### Extra Conditions for Foreign and Native Tenants

### قرار اضافي للمستأجر الأجنبي والداخلي

9. In case of absence of the Tenant from the town at the expiry of the period of Tenancy or leaves the premises without the Landlord's consent or if he has not paid the balance of the Rent due by him the Landlord shall have the right to open the premises and to lease it to others he finds suitable.
10. Water and Electricity consumption for the account of Tenants.

### Observations :

### REFER TO ADDENDUM

Tenant: Ireland Passport Holder #PU59392169

Owner: Holder of EID#784-1980-3728090-0

إني اتعهد بالعمل وفق هذه الاتفاقية وشروطها

I undertake to act in accordance with this Contract and its Conditions

الشاهد  
Witness

الشاهد  
Witness

إمضاء المستأجر  
Tenant's Signature

إمضاء المؤجر  
Landlord's Signature