

Official Translation from Persian

Guild ID: ----- Hologram Serial No.: -- Registration Date: ----- Dossier No.: -----		(Logo) Lease Agreement		The Judiciary State Organization for Registration of Deeds & Properties Iran Guild Chamber	
Tracking Code: -----		Date of Issuance of the Tracking Code: -----			
Article 1: Parties to the Agreement					
" The Lessor "					
1	-----				
National ID No.: -----	First Name: -----		Surname: EGHBALIDEVIJ		Father's Name: -----
Date of Birth: -----	Place of Issue: Mianeh - -----		Contact No.: -----		Transacted Share(s): The Entirety
Address: --					Postcode: --
" The Lessee "					
2	-----				
National ID No.: -----	First Name: -----		Surname:-----		Father's Name: -----
Date of Birth: -----	Place of Issue: -----		Contact No.: -----		Transacted Share(s): The Entirety
Address: --					Postcode: --
Pursuant to: --					
Article 2: Property Subject & Specifications					
The entirety of an apartment, with a booklet title deed and residential usage, bearing minor plot No. -----and major plot No. 2, in Tehran Registration District, measuring 80 m ² , constructed in 2019, together with a storeroom No-----, measuring 2 m ² , with the subscription of --, bearing postcode -----, located at unit 2, #-- -----. The subject of transaction is --.					
Date of Lease Commencement: -----			Date of Lease Termination: -----		
Article 3: Rent & Manner of Payment					
The fixed interest-free amount was determined Rls. 3,000,000,000 (300,000,000 Tomans) , which must be paid as in following: 1- Rls. 3,000,000,000 Cash on 16 February 2025 Rls. 65,000,000 monthly rent was determined.					
Article 4: Parties' Conditions & Agreements					
Conditions for Drafting the Instrument:					
1- The lessor is obligated to deliver the leased property, along with all its appurtenances, to the lessee for use on -----. 2- The leased property has been leased to -- persons for residential use. 3- The lessee may not use the leased property in a manner contrary to the specified use in Clause 2, or utilize the subject of transaction in a manner deviating from customary usage. 4- The lessee has the right to use the leased property personally (has no right to transfer it to others), and in case of violation, the lessor has the right to terminate the contract. 5- All consumption costs such as water, electricity, gas, telephone, building maintenance fees, municipal sewage, etc., is the responsibility of the lessee. Upon evacuation, termination, or mutual cancellation of the contract, the lessee must present the paid bills to the lessor.					
Conditions for Delivering the Subject of Transaction:					
1- Repair costs and overall expenses such as installation and setup for the operation of ventilation systems, heaters, air conditioners, elevators, and water, electricity, and gas networks is the responsibility of the owner. Minor costs related to the use of the leased property are the lessee's responsibility, and the type and amount of such costs are determined by custom. 2- Property tax, major repairs, municipal fees, and rental income tax are the responsibility of the lessor. Municipal business and profession fees, commercial and administrative income tax, and social security worker insurance premiums are the responsibility of the lessee.					
Effects of the Agreement:					
1- In commercial-administrative properties, the interest-free amount paid by the lessee does not establish any right to a key fee or business right for the lessee, and the lessee has no claim to such rights and is committed to unconditionally vacating the leased premises at the end of the contract. 2- The lessee is obligated to return the leased property to the lessor in the same condition as it was delivered at the time of evacuation and obtain a receipt. If any damage occurs to the leased property, the lessee is committed to compensating for the incurred losses, and the lessor may offset the amount of damages against the interest-free amount without any objection.					

- 3- Should the lessee fail to completely vacate the subject of lease by the expiry date of this agreement or refuse to deliver possession for any reason whatsoever, the lessee shall be liable to pay the lessor a daily sum of Rls. 1,000,000 as damages for holdover. The lessor shall have the right to set off such amounts against the interest-free amount, and such payment shall not preclude the lessor from initiating legal proceedings to recover possession of the subject of lease.
- 4- The lessor is obligated, upon the expiration of the lease term or its termination and rescission, to receive the leased property and pay the entire interest-free amount to the lessee. Otherwise, for each day of delay in payment, the lessor must pay the amount of Rls. 1,000,000 per day as compensation to the lessee. Furthermore, payment of this compensation does not prevent the lessee from filing a claim to demand the full interest-free amount.
- 5- All options, including the option of loss, except for the option for deceit and the option for breach of condition, have been waived by the parties' acknowledgment as stipulated in this contract.
- 6- In cases unpredicted in this agreement, the provisions of the Civil Code and the Lessor and Lessee Relations Law of 1997 shall govern the relations between the parties.
- 7- This contract shall be void if lacking the seal and signature of the real estate agent.

Transactors' File:

- 1- The lessee is obliged to observe ethical and Islamic principles throughout the lease term and may not use the leased property for illegal activities, including operating a pyramid scheme.
- 2- The lease agreement is considered a binding contract; therefore, the lessor and lessee are committed to fulfilling their obligations under the contract until its expiration and do not have the right to unilaterally terminate the agreement, except in cases where the contract is mutually rescinded before its expiration or is revoked by either party pursuant to the provisions stated in this contract or legal standards. In such a case, the cancellation of the tracking code will be executed by obtaining an affidavit from the parties regarding the rescission and dissolution of the contract.
- 3- The parties, after verifying each other's identities, have reviewed and accepted the original document and all related papers, and by signing and copying (photocopying) the said documents, they have acknowledged this fact.
- 4- Any agreement between the parties not mentioned above must be written in the Remarks section or on the overleaf of this contract and signed by the parties, witnesses, and the real estate agent.
- 5- All natural and legal entities are required to separately pay the wage of real estate agency in accordance with tariff of Esfahan Township Supervision Commission and pay the price of the tariff separately with signing the contract and after that take the tracking code.
- 6- Value-added tax will be taken at a rate of 10% from both parties in accordance with the law, and this clause does not apply to free trade zones.
- 7- The real estate agency must take the follow-up code simultaneously with the contract conclusion and in case it is not possible due to unpredictable cases such as error in system or internet network, the said code must be obtained maximally within 24 hours after the contract conclusion date and it must be inserted in the contract and immediately after the contract conclusion, one signed copy of the contract must be delivered to the parties. The real estate agency is also obliged to insert the correct cellphone number of the parties and all information relating to the contract and probable subsequent changes shall be informed through the inserted cellphone number.

Essential Remarks:

The lessee has inspected and accepted the location of the subject of lease. Furthermore, the lessee undertakes to pay the unit's charges as determined by the building manager. Moreover, she agreed to pay the consumption bills on time and settle them in full by the end of the contract.

(Signed and fingerprinted by the Lessee and the Lessor)

(Signed and sealed by the Real Estate Agency/Director of Guild Unit)

(QR CODE)

(Overleaf)

The lease agreement with dossier No. -----and tracking code -----between the lessor, **Mr. -----**, and the lessee, **Ms. -----**, is hereby extended for a period of one year, as of -----. All terms and conditions of the previous agreement shall remain valid and applicable to this extended lease, and the security deposit has been changed from Rls. 3,000,000,000 (300,000,000 Tomans) to **Rls. 3,100,000,000** (310,000,000 Tomans), and the monthly rent has been changed from Rls. 65,000,000 to **Rls. 98,000,000** (9,800,000 Tomans).

(Signed and fingerprinted by the Lessee and the Lessor)

(Signed by the Witness)

True Translation Certified. S.SH// 17108

August 19, 2026