

Official Translation from Persian
The Judiciary
State Organization for Registration of Deeds and Properties
General Department of Deeds and Notary Public Offices Affairs
Ministry of Commerce
Union of Distributive-Service Guild Affairs
Real Estate Agencies Guild Union

Lease Contract

Serial No.: -----

Real Estate Agency No.: -----

Registry: -----

The abstract of this contract -----.

Article 1: Parties to the Contract:

1-1- Lessor: -----, son of *Rahim*, holder of birth certificate No. -----, issued in Tehran, holder of national ID No. -----, born on -----, residing at -----, Tehran, postcode -----, Tel: -----.

1-2- Lessee: -----, daughter of -----, holder of birth certificate No. -----, issued in Qazvin, holder of national ID No. -----, born on -----, residing at unit -----, postcode -----, Tel: -----.

Article 2: Subject and Particulars of the Lease Contract:

Interests of the entirety of an apartment, located on -----, bearing minor plot No. 116/645 out of major plot No. -----, main plot -----, located in Dist. 2, measuring -----m², bearing a title deed registered under serial No. -----, on page 5 of ledger 7, owned by -----, including 1 bedroom, with the right of using private/common electricity/water/gas, heating and cooling system, parking area No. -----, measuring 10 Sq. m, and basement No. 10, measuring 10 Sq. m, with an active telephone line No. 02188325420, and other appurtenances, installations and related common spaces which are inspected and accepted by the lessee.

Article 3: Duration of the contract:

The lease term is for *1 year*, as of -----.

Article 4: Rental and Manner of Payment:

4-1- Total rental is *Rls. 6,000,000,000*, of which *Rls. 500,000,000* is to be paid per month in cash, at the beginning/end of each month against a receipt.

4-2- *Rls. 20,000,000,000* will be paid to the lessor through check No. -----, at ----- branch, and check No. -----, at -----branch, on -----. The paid interest-free shall be returned back to the lessee at the time of the lease contract termination or cancellation, simultaneously with the date of the apartment unit evacuation.

Article 5: Delivery of the Demised Premises:

The lessor must deliver the demised premises, together with all its appurtenances, to the lessee on -----.

Article 6: Conditions and Effects of the Contract:

6-1- The lessee shall not use the demised premises contrary to the intention indicated in the contract (residential, administrative, commercial). The lessee must use the property properly.

6-2- The lessee is authorized to use the demised premises in partnership, and must use the object of lease in person; moreover, the lessee does not have the right to transfer the demised premises to others. In case of violation and transferring to another person, the validity of the lease shall lie with the owner and in case the lessee delivers the demised premises to another person, without the owner's permission the possessor shall be responsible to the owner as per the legal regulations.

6-3- The lessor must be the legal or contractual owner or possessor of the demised premises and in case he is entitled to lease as custodian, proxy, executor, attorney or guardian with right of transfer, etc., he should attach the documents proving the transfer right and the real estate agent is obliged to establish the above matter.

6-4- In case the lessee defaults in payment of rental amount more than one month, the lessor can annul the contract and request eviction of the demised premises from competent authorities.

6-5- The fees for water, electricity, gas, telephone, maintenance and urban wastewater shall be paid by the lessee and the bills should be delivered to the lessor at the time of evacuation or cancelation.

6-6- The fees for apartment maintenance (maintenance fees etc.) and its probable increase based on approval of the building manager/managers shall be borne by the lessee.

6-7-Payment of general repair and costs including installation and operations for utilizing the ventilator, heating system, air conditioner, elevator, water, gas and electricity network shall be borne by the owner and minor costs relevant to the usage of the demised premises are to be paid by the owner. And the type and amount of the costs are determined by usage.

6-8- Tax on the rent, fundamental repairs and municipal charges are to be paid by the lessor and tax on income and jobs (commercial and administrative) is borne by the lessee.

6-9- In case of commercial places, Rls. IRR 50,000,000 should not be paid by the lessee to the lessor as goodwill.

6-10- The Lessee undertakes to evacuate and hand over the demised premises in the same condition as delivered to the Lessee against a receipt. 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 eviction and final settlement against a receipt.

6-12- If the lessor does not pay the fees leading to enjoying the demised premises by the lessee and does not permit the lessee to do the necessary repairs, the lessee may personally take action for the relevant repairs and claim the relevant expenses from the lessor.

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

6-14- The subject of the lease was given only for the *workplace* of the lessee who are 15 people.

6-15- The lessee is bound to evacuate the subject matter of lease on the due time, otherwise, the lessee should pay Rls. 50,000,000 for each day as the wage for occupation after ending the contract duration and barter damages resulting from delay in evacuation (wage) with amount which is as interest free loan has no problem.

6-16- If any of the parties cancel the contract and evacuate the subject before expiration of the lease contract, they are obligated to notify that to the other party one month prior and should pay one month more rental to attract his agreement for cancellation. It is obvious that the cancellation depends on the agreement and written mutual consent of the contract's parties.

6-17- If the lessor transfers the subject of the contract to the third party absolutely, should inform the new owner about the lessee and drawing up the contract and protect the lessee's interests in a manner that the lessee can use the demised premises till the end of the time like before.

6-18- The Lessor is obligated, immediately upon expiration of the lease term and after the leased property is vacated, to take possession of the leased property and repay the entire interest-free amount to the Lessee. Otherwise, for each day of delay in repayment, the Lessor shall pay the Lessee a daily amount of Rls. 50,000,000 as compensation. Furthermore, payment of this penalty shall not prevent or constitute a legal obstacle to the Lessee's right to pursue judicial action to claim the full interest-free amount.

Article 7: All options even loss option was waived by the two parties except fraud option.

Article 8: In other cases, this contract shall be subject to the regulations of the Civil Code and the Lessor and Lessee Relations Act enacted in 1997.

Article 9: Pursuant to Article 2 of the Lessor and Lessee Relations Act, enacted in 1997, the witnesses, holders of the following particulars, sign and certify this contract.

Article 10- Fee for Real Estates Agent is the responsibility of the parties separately according to the tariff ratified by ----- Tehran Township Supervision Supreme Council. An amount of IRR 650,000,000 was paid on the spot of signing this contract based on the mutual agreement. Cancellation of the contract shall have no effect on the remuneration.

Article 11: This contract was drawn up and signed on *09 February 2027*, at *Bayan Real Estate Agency* located after Bank Saderat, main street, ----- St., in three copies, each of which is equally valid. The Real Estate agent is bound to seal the copies of this contract with the seal of the agency and submit the 1st and 2nd copies to the Lessor and Lessee and archive the 3rd copy.

Article 12: - Legal cases of provisions of this contract are confirmed according to current requirements.

Remarks: Legal delivery of the property takes place simultaneously with the cashing of the cheques. The unit was delivered to the tenant in completely sound condition. The aforementioned unit was rented to the -----, managed by **Ms.** ----- . The lessee undertakes to cover all property expenses, taxes, municipal waste fees, as well as the income tax on the profession.

Having established the identity of the transacting parties and lease object documents and evidence, I certify all the contents mentioned in the lease deed. // (Signed and sealed by -----)

(Signed by the Lessor)

(Signed by the Lessee (-----) and the Witnesses)

True Translation Certified. A.K// 16776

August 22, 2026