

Official Translation from Persian

(Logo)

Guild Union of Real Estate Agencies, Shemiranat
State Real Estate and Properties Transactions Organizing Project
State Real Estates Transactions Registration System

Lease Contract

Hologram Serial No.: ——

Rela Estate Agency No.: --

Tracking Code: --

Article 1: Parties to the Contract:

Lessor							
<u>Name</u>	<u>Surname</u>	<u>Father's Name</u>	<u>Birth Certificate No.</u>	<u>Date of Birth</u>	<u>National ID No.</u>	<u>Contact No.</u>	<u>Place of Issue</u>
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Add.: -----							
Lessee							
<u>Name</u>	<u>Surname</u>	<u>Father's Name</u>	<u>Birth Certificate No.</u>	<u>Date of Birth</u>	<u>National ID No.</u>	<u>Contact No.</u>	<u>Place of Issue</u>
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Add.: -----							

Article 2: Subject and Specifications of the Lease Contract:

Interests of the entirety of the leased property which is a store, located at ground floor, #22, across northern door of -----, bearing plot No. -----, on the ground floor, with minor plate No. ----- out of major plate No. -----, located in district -----of -- registration district, measuring 34.15 m², with the right of using private electricity, water, and gas, storeroom measuring 45.11 m², and other appurtenances, installations and related common spaces for a workplace which are fully inspected and accepted by the lessee.

Article 3: Duration of the Contract:

The lease term is as of -----.

The contract was concluded on -----, and the property shall be handed over on -----.

Article 4: Rent and Manner of Payment:

4-1- The rent is **Rls.** -----, totally -----, which is to be paid per month, at the beginning of each month, through checks bearing Nos. -----to -----, dated -----to -----, at -----, (illegible) branch, in the name of -----.

4-2- **Rls.** ----- is to be paid to the lessor by the lessee on -----as interest-free amount, through check No, -----, at ----- . The paid interest-free shall be returned at the time of the lease contract termination or cancelation, simultaneously with the date of the unit evacuation.

Article 5: Conditions for Submission of the Demised Premises:

5-1- The lessor must deliver the demised premises, together with all its appurtenances, to the lessee on -----.

5-2- The demised premises are leased to sellers for business.

Article 6: Effects of the Contract:

6-1- The lessee shall not use the demised premises contrary to the intention indicated in the contract or to the custom.

6-2- The lessee shall be authorized to use the demised premises in partnership (cannot transfer to another). In case of violation and transferring to another person, the lessee shall be responsible to the owner to compensate the damages as per the legal regulations.

6-3- 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.

6-4- Payment of maintenance and minor costs relevant to the usage of the demised premises are to be paid by the lessee, and the type and amount of the costs are determined by custom.

6-5- Tax on property and fundamental costs shall be borne by the lessor. Municipality business duties, tax on income (commercial and administrative), tax department, and employees' Social Security insurance premium shall be borne by the lessee.

6-6- In case of commercial-administrative places, the payment done by the lessee shall not bring her any right for the goodwill or business right, and the lessee shall have no right to claim for the goodwill/business and is obligated to evacuate the subject of lease at the time of contract termination.

6-7- The Lessee undertakes to evacuate and hand over the demised premises in the same conditions as delivered to the lessee against a receipt. In case of incurring any damages, the lessee is obliged to compensate for the damages.

6-8- If the lessee fails to fully evacuate the subject of lease on the termination date of this contract or submit it for any reason, they should pay Rls. 12,000,000 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. In any case, this payment shall not prevent the lessor to take legal action, and the real estate agency shall not be liable.

6-9- The lessor is obliged to take back the subject of lease and reimburse the entirety of the interest-free amount at time of termination of the contract. Otherwise, they must pay Rls. 12,000,000 to the lessee for each day as the damage compensation. Furthermore, this payment shall not prevent the lessee to take legal action to take the full interest-free amount. | However, pursuant to the agreement, in order to substitute a new lessee, the lessor is obligated to pay the amount of the interest-free loan.

6-10- It was stipulated that at the time of evacuation and submission of the subject of lease, amount of Rls. 300,000,000 shall remain at the lessor, which shall be returned to the lessee after deduction of the delayed charges and expenses related to the subject of lease.

6-11- All options even loss option was waived by the two parties except fraud option.

6-12- 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.

6-13- This contract shall not be valid without the seal and signature of the real estate agency.

6-14- During the lease contract, the lessee must observe the Islamic and ethical regulations and cannot to use this property for pyramid scheme purposes.

6-15- 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 for attracting his agreement for cancellation. It is obvious that the cancellation depends on the agreement and written mutual consent of the contract's parties. | They agreed that in order to substitute a new lessee, the lessor is obligated to pay the amount of the interest free loan.

6-16- After mutual identity verification, the original document and all related papers have been reviewed and accepted by both contracting parties, who acknowledge the agreement by signing copies (duplicates) of the said documents.

6-17- Fee for Real Estates Agent is the responsibility of the parties according to tariff shall be paid equally by the parties, unless agreed otherwise. In any case, the remuneration and manner of payment must be mentioned in the contract with the receipt number. (Article 26)

6-18- Rent: In the duration of the contract, Total Rls. 1,500,000,000, of which Rls. 125,000,000 shall be paid at the beginning/end of each month against a receipt. If the lessee fails to pay each rent more than 10 days, the lessor shall be able to cancel the remaining period of the contract, and by virtue of the Lessor and Lessee Relations Act and the Civil Code, the lessor can terminate the lease contract and have the property evacuated.

Article 7: Remuneration of the Real Estate Agency

7-1- All legal and natural entities are required to separately pay the wage of real estate agency in accordance with tariff of (illegible) Township Supervision Commission and pay the price of the tariff separately with signing the contract and after that take the follow-up code. Furthermore, %9 value added tax will be received from the parties. The real estate agency is not obliged to guarantee the parties.

7-2- Cancellation of the contract shall have no effect on the commission, and both parties are obliged to pay.

Remarks: Pursuant to the mutual agreement, and given that the lessor is the owner of the store's goodwill, it was agreed that the lessee, -----, shall introduce himself as an employee of the lessor (to the tax authorities, municipality, and the Endowment Organization). This arrangement is intended to facilitate the payment of taxes and to avoid any difficulties for Mr. ----- . The parties have agreed that the lessee shall be fully bound and committed to comply with all applicable laws and regulations of the country, particularly those of the local authorities and the relevant trade union. It is understood that any responsibility for responding to complaints regarding the building shall lie with the lessee, and the lessor shall have no obligation or liability toward any natural or legal entities in this regard. Any claims made by the lessee concerning this matter at the end of the lease term or upon termination shall be null and void and inadmissible. The lessee undertakes to vacate and deliver the leased premises as described above to the lessor at the end of the term. The lessee also undertakes to provide the lessor with the settlement documents for taxes, insurance, and any other relevant obligations at the end of the lease year. It was further agreed that the lessee may use and renovate the basement storeroom area and shall hand it over to the lessor in the same condition at the end of the lease. On this day, the amount of 50,000,000 Tomans was deposited into the lessor's account, and the remaining amount of 20,000,000 Tomans shall also be deposited into their account.

(Signed and sealed by the Real Estates Agency)

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

True Translation Certified. S.SH/ 17001

August 22, 2026