

hereinafter jointly referred to as the “Parties” and separately referred to as the “Party”, have executed this Lease Agreement (hereinafter “Agreement”) as follows:

1. Scope of Agreement

1.1. The Landlord transfers and the Tenant accepts to temporary possession and use non-living premises located at: _____ of total floor area of _____ sq.m according to ----- explication and floor plan (hereinafter – the Premises). The technical features and other data defining the subject of the lease are stated in the explication and floor plan of the ----- (----- No.1 to this Agreement) and constitute the integral part of the Agreement.

The leased Premises shall be used by the Tenant as office and salesroom premises.

1.2. The Landlord’s ownership title to the Premises is certified by _____.

1.3. As of the date of signature of this Agreement the Premises have not been alienated, is not a judicial matter, is not under arrest or at large and is clear of any charges of any third parties.

2. Obligations of the Parties

2.1. The Landlord undertakes:

2.1.1. To transfer the Premises to the Tenant under the deed of transfer and acceptance describing technical condition and the purpose of the Premises within three (3) working days from the date of performance by the Tenant of his obligations envisaged by clause 3.4 of this Agreement.

2.1.2. To maintain due functioning of the supporting systems of the Premises.

2.1.3. To ensure provision of utility services to the Tenant for the transferred Premises being in use by the Tenant.

2.1.4. In case of any breakdown or an incident that was not caused by the Tenant’s fault, to take necessary corrective measures for elimination of the incident and its consequences.

2.1.5. To provide the Tenant with unobstructed access to the leased Premises, except for the conditions provided for by clause 5.3 of the Agreement.

2.2. The tenant undertakes

2.2.1. To use the Premises exclusively for the purposes referred to in clause 1.1 of the Agreement. The Tenant can use the utility services to the extent reasonably required for normal functioning of the Premises according to its purpose.

2.2.2. To bear responsibility for and to follow the operations procedure for the technical and electric equipment installed in the Premises.

To conduct works in the engineering networks installed in the Premises only after receipt of written approval by the Landlord.

To install additional tranceiving aerials, radio and telephone modems and other equipment capable of interfering with the telecommunication systems operating in the building only after receipt of written approval by the Landlord.

2.2.3. Not to perform alterations and re-equipment of the Premises or a part of it without written permission by the Landlord.

In case of the Landlord's permission for alteration of the Premises the Tenant shall obtain all necessary approvals from appropriate parties and authorities at his own expense or compensate all documented expenses incurred by the Landlord in connection with such approvals.

2.2.4. To provide the Landlord with possibility of control over condition of the leased Premises including control over fulfillment of fire regulations, state of the equipment and technical systems and conditions of their use, allowing the Landlord to access the leased Premises. The Tenant undertakes to grant the Landlord access to the Premises in the presence of the Tenant's representatives.

2.2.5. To pay the rent in time.

2.2.6. To bear current operating expenses related to maintaining the condition of the Premises necessary for normal operation, to conduct minor repair of the leased Premises. The Tenant shall conduct any minor repair works using his own resources or to employ a specialized organization at the Tenant's own expense. The Landlord shall not compensate the Tenant for the expenses on conduction of minor repair of the leased Premises. In the process of the repair works the Tenant shall observe the effective regulations for management, performance and acceptance of construction and repair works, job safety and fire safety rules.

2.2.7. To eliminate consequences of breakdowns, fires and other damages of the leased Premises caused by a Tenant's fault.

For the full text of the contract, contact to Attorney at law Guram Kontuadze tel / viber / whatsapp +995591976764 e-mail: guram.kontuadze@gmail.com site: www.advokontu.ge

