

**This contract is a documented contract and a writ of execution under the Council of Ministers' resolution no. (131) dated 3/4/1435H**

### Contract Clauses

#### 1. Contract Data

- |                                    |  |
|------------------------------------|--|
| ▪ Contract No.:                    | Contract Type:   |
| ▪ Contract Sealing Date:           | Contract Sealing Location:   |
| ▪ Tenancy Start Date:              | Tenancy End Date:  |
| ▪ Contingent Condition: (yes / no) | Condition Precedent:<br>(Construction Completion Certificate/<br>Civil Defense Requirements / Electricity<br>Service / Others (to be written)) |

Note: If the contract is contingent upon a condition, the parties shall determine an estimated date to start the tenancy, and after the estimated date, the parties of the contract may agree to start the tenancy, (advance / delay) the start date, or cancel the contract permanently.

#### 2. Lessor Data

- |                     |              |
|---------------------|--------------|
| ▪ Name:             |              |
| ▪ Nationality:      | ID Type:     |
| ▪ ID No.:           | ID Copy No.: |
| ▪ Mobile No.:       | Email:       |
| ▪ Telephone No.:    | Fax No.:     |
| ▪ National Address: |              |

#### 3. Tenant Data

- |                     |              |
|---------------------|--------------|
| ▪ Name:             |              |
| ▪ Nationality:      | ID Type:     |
| ▪ ID No.:           | ID Copy No.: |
| ▪ Mobile No.:       | Email:       |
| ▪ Telephone No.:    | Fax No.:     |
| ▪ National Address: |              |

#### 4. Brokerage Entity and Broker Data

- |                          |                           |
|--------------------------|---------------------------|
| ▪ Brokerage Entity Name: | Brokerage Entity Address: |
| ▪ CR No.:                | Landline No.:             |
| ▪ Fax No.:               | Mobile No.:               |

- Broker Name: Nationality:
- ID No.: ID Type:
- ID Copy No.: Email:

## 5. Title Deed Data

- Title Deed No.: Issued By:
- Date of Issuance: Place of Issuance:

## 6. Property Data (Note: Property features are listed here automatically according to property data recorded in Ejar.)

- National Address:
- Property Type: Property Usage:
- Number of Floors: Number of Rental Units:
- Number of Elevators: Number of Parking Lots:
- Other Data:

## 7. Rental Unit Data

- Unit Type: (Exhibition – Office – Warehouse – Kiosk – Store...etc.) Floor No.:
- Unit Age: Unit No.:
- Unit Area: Unit Façade Height:
- Unit Façade Direction: (North / South / East / West) (.....)
- Mezzanine: Number of Store Parking Lots:
- Sign Area: Sign Location:
- Sign Specifications: AC Type:
- Number of AC Units: Insurance Policy No.:
- Electricity Meter No.: Current Reading:
- Water Meter No.: Current Reading:
- Gas Meter No.: Current Reading:
- Unit Preparation: (Finished / Unfinished) Other Data

## 8. Commercial Activity of the Tenant

- Trade Name: CR No.:
- CR Date: CR Place of Issuance:
- License No.: License Place of Issuance:
- Commercial Activity:
- Trademark Registration No.:

- a. The Tenant is entitled to change the commercial activity after the approval of the Lessor through the means of notification provided in Article (15) herein, and this shall result in signing a new contract in which the new activity is indicated.

b. The Tenant shall not change the commercial activity provided in Clause (8).

Note: The Parties shall agree to choose paragraph (a) or paragraph (b) above.

## 9. Powers of the Tenant (Council of Ministers' resolution no. (565) dated 4/11/1439H)

Based on the obligations stipulated in Clause (12), powers granted to the Tenant shall be specified in the table below

A	Powers
1	<p style="text-align: center;"><u>The Tenant's powers will be automatically listed as a result of selecting from the</u></p> <p style="text-align: center;"><u>Contract Clauses below</u></p>
2	
3	

## 10. Financial Data

- Brokerage Fee (not included in the rental amount of the contract):
- Security Deposit (not included in the rental amount of the contract):
- Waste Disposal Amount (not included in the rental amount of the contract): SAR ( ) per square meter of the rental unit's area
- Engineering Supervision Amount (not included in the rental amount of the contract): SAR ( ) per square meter of the rental unit's area
- Rental Unit Preparation Amount (not included in the rental amount of the contract):
- Agreed Down Payment (included in the rental amount of the contract):
- Electricity Annual Amount: \_\_\_\_\_ Gas Annual Amount: \_\_\_\_\_
- Water and Sewage Annual Amount: \_\_\_\_\_ Number of Rented Parking Lots: \_\_\_\_\_
- Public Services' Annual Amount: (included in the rental amount of the contract): To be determined exactly and shall include: (Sanitation – operation – security and guarding – marketing – maintenance – parking lots – administrative fees – others (to be mentioned.....)) (more than one option may be selected)
- Rent Payment Period: (Monthly, quarterly, semi-annual, annual)
- (automatic) Number of Rent Payments:
- First Rent Payment: (Including down payment)
- Total Contract Amount:
- Approved Payment Methods: (Cash – cheque – manager's cheque – transfer – Sadad – others)
- Payment Information:

- Bank Name: \_\_\_\_\_ Name of Account Holder: \_\_\_\_\_
- IBAN: \_\_\_\_\_
- Bank Address: \_\_\_\_\_ Swift Code: \_\_\_\_\_

## 11. Rent Payments Schedule

- Variable payments: (yes / no)

If the option (yes) is selected, the payments will be scheduled automatically with an option to amend.

Sequence No.	Issue Date (AD)	Due Date (AD)	Issue Date (AH)	Due Date (AH)	Amount

- Annually variable rent amount: (yes / no)

If the option (yes) is selected, the table below will appear to insert the (increase / decrease) in the annual rent amount:

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
0	%...±	%...±	%...±	%...±	%...±

## 12. Obligations by Parties

The party assuming the following obligations shall be determined by selecting between (Tenant / Lessor):

Pursuant to determining the obligations of the parties, such obligations shall be transferred to Article (5) under (Lessor's Obligations / Tenant's Obligations / General Provisions)

### Joint Obligations

A	Type of Obligation	Powers / Obligations	Tenant	Lessor
1	Mutual obligations	Compliance with any service fees that may be levied on rental units by the competent authorities		
2		Commitment to provide all government, official, and competent authorities with the basic requirements regarding assistance in issuing the store license.		
3		Bills: The Parties agree to select one of the following articles: <ul style="list-style-type: none"> <li>○ Obligation to pay bills for electricity, water, gas, and other services related to the rental units described during the validity of this contract.</li> </ul>		

		<ul style="list-style-type: none"> <li>○ Obligation to pay a fixed amount periodically against bills for electricity, water, gas, and other services related to the rental units described during the validity of this contract as agreed in Clause (12) of this contract.</li> </ul>		
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Individual obligations (obligation cannot be changed from lessor to tenant and vice versa)

A	Type of Obligation	Tenant	Lessor
1	Individual obligations	The tenant shall pay the rent on the agreed dates.	
2		The Tenant shall comply with the area and specifications of the sign of the rental unit specified in Clause (7) of this Contract	
3			The lessor shall undertake to perform urgent repairs as are necessary to preserve the rental units including relevant proactive inspections that may be required.
4	Individual obligations	The Tenant shall begin and commence their commercial activity within a period not exceeding (to be agreed upon) days from the date of the Contract. In the event if this period expires without opening of the rental unit and commencing the commercial activity, and after failing to respond to the notice of the Lessor within (to be agreed) days, the Lessor shall be entitled to terminate the Contract without the need for a warning or judicial decision. The Lessor shall then be entitled to lease the rental unit to third parties while preserving the rights of the Tenant to claim the rest of the contract amount paid after deducting the down payment, the brokerage fee, the rental value, and the expenses of public services from the date of the beginning of the lease to the date of termination and evacuation.	
5		The Tenant shall deliver the rental units to the Lessor upon expiry of the tenancy of this contract.	

6		The Tenant undertakes to use the rental units, which are the subject matter of this Contract, as normally used and in accordance with the laws, customs and traditions in force in the Kingdom of Saudi Arabia, and the Tenant shall bear all the penalties that may be imposed on them by the competent authorities.	
7		The Tenant undertakes to maintain the common parts and facilities of the property that include the rental units, such as shared toilets, surfaces, emergency exits, elevators, stairs, corridors, etc., and to use them properly according to their purpose.	
8			<p>During the tenancy, the Lessor shall be responsible for the maintenance of the property in relation to what affects the safety of the building or anything the cause of which was unapparent to the tenant upon renting the property. The Lessor shall also be responsible for repairing any damage or malfunction that affects the Tenant's receipt of the intended benefit, and this includes the following examples without limitation:</p> <ul style="list-style-type: none"> <li>○ Water infiltration into walls or ceilings, unless caused by misuse under a report from Civil Defense or any entity authorized by the accredited government authority.</li> <li>○ Sagging ceilings or substantial cracks in the building that affect the safety of the building without external cause under a report from Civil Defense or any entity authorized by the accredited government authority.</li> </ul>
9		The Tenant shall be bound by all regular maintenance costs resulting from the utilization of the rental units. Except for maintenance works detailed in the preceding Article.	

Optional clauses that must be clicked for activation

A	Activation	Tenant	Lessor
10 (To be included in the Tenant's powers)		<p>Leasing or Assignment: The Parties agree to select one of the following articles:</p> <ul style="list-style-type: none"> <li>○ The Tenant shall be entitled to lease the rental unit described in Clause (7) to third parties.</li> <li>○ The Tenant shall be entitled to lease an area of the rental unit described in Clause (7) to third parties after the Lessor's approval.</li> <li>○ The Tenant shall be entitled to assign the Contract to third parties either in whole or in part after the consent of the Lessor.</li> </ul>	
11 (To be included in the Tenant's powers)		<p>The Tenant shall have the right to refer to governmental, official and other competent authorities concerned with issuing the store license.</p>	
12		<p>The Tenant shall take the necessary precautions to prevent the rental unit and all its accessories and those in it, whether they are the Tenant's affiliates, customers or visitors, from being subjected to any damage whatsoever due to force majeure, power, water, air conditioner outages, any malfunction in mechanical or electrical equipment, any fraud, exploitation, theft, or otherwise.</p>	
13 (To be included in the Tenant's powers)		<p>The Tenant shall have the right to alter the rental unit whether by increase, decrease or modification.</p>	
14 (To be included in the Tenant's powers)		<p>The Tenant shall be entitled to carry out the decoration, sign, façade, electrical load, or construction activities on the rental unit without causing fundamental changes to the property.</p>	

15 Periods will be requested upon activation		The Tenant shall not close the rental unit for inventory or otherwise for more than (as agreed) continuous days or more than (as agreed) intermittent days throughout the rental year after commencing the commercial activity and opening the rental unit.	
16		The Tenant undertakes to dispose waste in the designated place, and not to throw any solid materials or oils in the sewer.	
17		The Tenant and their employees shall not smoke in the corridors and halls of the property and shall abide by smoking at the places designated for this purpose.	
18		The Tenant undertakes to obtain an all-in cooperative insurance policy (in accordance with the provisions of Islamic Law) for the rental unit and all their decoration and goods that are located in the rental unit against all hazards (such as fire, water leaks, floods, theft, robbery, natural disasters, war, riots and other hazards and damages) that may affect the Lessor, the rental unit or third parties because of the Tenant or an affiliate thereof, and a copy of the newly issued or renewed insurance policy shall be submitted to the Lessor.	
19		The Tenant shall maintain all mechanical and electrical installations and shall take into account electrical loads in the complex and other installations placed by the Lessor in the rental unit and the property.	
20		The Tenant shall provide the Lessor with proof of registration of the Trademark or their right or authorization to sell the Trademark's products to the trade name used.	



21			The Lessor shall change the place of the rental unit in the event of renovations that will partially or completely suspend the work of the rental unit to another place within the property with the same specifications of the contracted store after the Tenant agrees to this through the means of notification provided in Article (15).
22 If the article is activated, the amount entry will be requested			The Lessor shall pay an amount of (...) in daily rent in case of delay in delivering the rental unit to the Tenant after completion of the formal contracting procedures that meet all property data mentioned in Clause (6) and rental unit data mentioned in Clause (7).
23 If the article is activated, the amount entry will be requested		The Tenant shall pay an amount of (...) in daily rent in case of delay in opening the rental unit after completion of the formal contracting procedures and meeting all property data mentioned in Clause (6) and rental unit data mentioned in Clause (7).	
24 (appears when selecting the renewable contract) If the article is activated, an entry for periods will be requested			The Lessor shall have the right to increase or decrease the rent upon renewal of the contract provided that the Tenant is notified of the new rent within a period not less than (...) days from the end date of the contract. In the absence of notification, the rent shall remain unchanged.

25		<p>Improvements: The Parties agree to select one of the following articles:</p> <ul style="list-style-type: none"> <li>○ The Tenant shall deliver the Leased Units to the Lessor upon expiry of the tenancy this Contract in the same condition received from the Lessor.</li> <li>○ The Tenant shall not remove improvements, immovable decorations, or any additions to the rental units before obtaining the written consent of the lessor or his agent.</li> </ul>	
26		<p>Cancellation of Municipality License: The Parties agree to select one of the following articles:</p> <ul style="list-style-type: none"> <li>○ The Tenant shall cancel the municipality license of the rental unit upon expiry or termination of the contract, otherwise the Tenant shall pay a daily rent of (.....) Saudi Riyals.</li> <li>○ The Tenant shall cancel the municipality license of the rental unit upon expiry or termination of the Contract.</li> </ul>	
Commercial Center Sector (must be clicked for activation)			
A	Activation	Tenant	Lessor
27		<p>Tenant acknowledges receipt and review of the details and contents of Tenant Manual and its technical, administrative and engineering conditions, specifications and schedules accurately and clearly, and is committed to abide by what is stated in this regard unless it conflicts with the clauses, articles and provisions of the contract.</p>	
28		<p>The Tenant shall comply with the opening and closing dates of the rental unit, which are provided in the Tenant Manual and are in force in the commercial center. In the event of closing the rental unit, the Tenant shall be obliged to turn on the lights at the front façade and display windows throughout the working hours of the commercial center.</p>	

29		<p>Commercial Discounts: The Parties agree to select one of the following articles:</p> <ul style="list-style-type: none"> <li>○ The Tenant shall not announce the commercial discounts before notifying the Lessor and obtaining the written consent of the Lessor, and Tenant shall attach the required approvals from the competent official authorities and comply with such approvals and permits.</li> <li>○ The Tenant shall not announce the commercial discounts unless the required approvals from the competent official authorities are obtained and such approvals and permits are complied with.</li> </ul>	
30		Tenant shall comply with the times and dates stated in the Tenant Manual for loading and unloading operations.	
31		The Tenant shall insulate the floor of the rental unit according to the specifications provided in the Tenant Manual if they are used as toilets, a restaurant or are used for any activity requiring the use of water and sewage.	
32		Commitment to cancel or transfer the fixed telephone lines of the rental unit immediately upon expiry of the contract.	

#### Joint Obligations

A	Type of Obligation	Obligation
1	Joint Obligations	If the ownership of the property or the rental units is transferred to another owner, the Tenant's contract shall remain in force and shall not be terminated until it expires.
2	Joint Obligations - Optional	The Lessor or Tenant shall pay (20%) of the remaining rent of the valid tenancy contract if one of the parties decides to terminate the contract

	(must be clicked for activation)	after notifying the other party through the means of notification mentioned in Article (15) and obtaining the consent of the other party.
Commercial Center Sector (must be clicked for activation)		
A	Activation	Obligation
3		The Lessor and the Tenant hereby agree to abide by the Tenant Manual of the Property (the Commercial Center) as a reference guide which regulates the relationship of the Tenant with other tenants, the Lessor and the building, and which indicates the use of common places, the method of operation, interior finishes, opening and closing dates of the Commercial Center, etc. The Tenant Manual does not result in any new obligations apart from those set forth in this Contract. The role of the Tenant Manual is limited to serve as a reference to engineering, administrative, technical and construction specifications, conditions, and dates to be adhered to.

## Section 1: Primary Clauses

### 13. Obligations by Parties

#### Article (1): Data Preceding the Obligations of the Parties

Data preceding the obligations of the parties specified in clauses (1-12) shall be an integral part of this contract and complementary to its provision.

#### Article (2): Subject Matter of the Contract

The Lessor and the Tenant hereby agree to lease the rental units specified in clause (7) in accordance with the terms, conditions and obligations stipulated herein, and the tenant acknowledges their inspection of the rental units, their acceptance of the contract according to the said descriptions, and that said rental units are valid to perform the commercial activity agreed upon in Clause (8).

#### Article (3): Tenancy and Contract Renewal

3-1 The tenancy of this contract is ( ) days starting from the date of // H, corresponding to / / AD, and ending on // H, corresponding to // AD. In the event of a discrepancy between the Hijri and Gregorian dates, the Gregorian date shall apply to all the clauses of the contract.

3-2 The tenancy shall commence from the tenancy start date specified in the contract, and if the tenancy start date is not provided, the date of signing the contract shall be deemed to be the tenancy start date.

3-3 The tenancy shall expire with the expiration of the contract duration. If the parties wish to renew the contract, a new contract shall be written and agreed upon by the parties.

3-4 The tenancy shall be renewed for (.....) days unless one of the parties notifies the other of their wish to end the contract (.....) days before the tenancy end date.

**Note: The parties agree to choose either paragraph (3.3) or (3.4).**

#### Article 4: Rent

Total Contract Amount is () SAR, which the Tenant shall pay to the Lessor as stated in Clause (10) and as scheduled in Clause (11) of this Contract.

Article (5): Obligations shall be divided into (Lessor's Obligations/ Tenant's Obligations/ General Provisions) after being specified in (Clause 12)

5-1 Tenant's Obligations:

5-2 Lessor's Obligations:

5-3 General provisions:

#### Article (6): Termination of the Contract

6.1 If a party breaches any of their obligations arising out of this contract, the aggrieved party shall have the right to terminate the contract after the breaching party has been notified by the aggrieved party through the means provided for in Article (15) of the claim entitled to the aggrieved party and the notified party fails to comply within (15) fifteen days from the date of being warned to perform their obligations, or to eliminate the damage caused by them.

6.2 If the Tenant is declared insolvent in the case of an individual, bankrupt in the case of a business, or suffers from liquidation for any reason, this contract shall be deemed terminated from the date on which the Lessor becomes aware thereof or upon the expiry of the original or renewed duration of the contract, whichever is sooner, without prejudice to the right of the Lessor to receive their dues for the period prior to the termination of the contract.

## Article (7): Expiration of the Contract

7.1 This contract shall be considered expired in the following cases:

7.1.1 Expiration of the contract period provided in clause (1) of this contract.

7.1.2 If there is proof that the property is a ramshackle property under a report from Civil Defense or any entity authorized by an accredited government authority.

7.1.3 If government decisions require the amendment of construction regulations, resulting in the inability to use rental units.

7.1.4 If the State owns the property or part thereof, thereby rendering rental units unusable.

7.1.5 In force majeure events.

7.2 Such expiration shall result in the following:

7.2.1 The Tenant shall deliver the rental units within (30) thirty days from the date of the occurrence of what dictates the expiration of the contract, except as provided in paragraph (7.1.1) of this Contract.

7.2.2 The Lessor shall return the remainder of the rent paid for the remaining period upon the Tenant's evacuation of the rental units.

## Article (8): Delivery of Rental Units

8.1 The Tenant shall receive the rental unit from the Lessor after the completion of the formal contracting procedures and the completion of all the property data contained in Clause (6) and the rental unit data contained in Clause (7) by signing the receipt form within (.....) days from the tenancy start date, provided that it is valid for use for the purpose for which it is rented.

8.2 If the delivery period mentioned in paragraph (8.1) expires without the receipt of the rental unit and the signing of the receipt form by the Tenant, the Lessor shall have the right to terminate the contract without returning the down payment. The Tenant shall also deliver the rental unit upon the end and non-renewal or upon the termination or expiration of the tenancy contract. Delivery shall only be regarded after signing the delivery form by the Tenant and the Lessor. If the Tenant unduly keeps the rental units under their possession, the Tenant shall pay the Lessor an amount of ( ) as a daily rent.

8.3 In the event of delay by the Lessor in receiving the rental unit and signing the delivery form, the Tenant shall notify the Lessor or their representative through the means of notification mentioned in Article (15), and delivery shall be deemed to have taken place on the date and in the circumstances described in the unilaterally signed delivery form within (.....) days from the date of notification.

#### Article (9): Dispute Settlement Costs

All expenses and fees arising from delinquency by either party in relation to the payment of instalments, maintenance expenses, public services expenses, or the removal of damage arising therefrom shall be deemed to be part of their original obligations and the delinquent party undertakes to pay them.

#### Article (10): Validity of the Contract

10.1 This contract shall enter into force from the date of being signed, shall be binding on the parties, and shall be renewed in accordance with the provisions of Article (3) of Obligations by Parties herein.

10.2 Failure of one of the parties to comply with one of the clauses or articles of this contract shall not affect the validity of the remaining stipulated provisions and shall not prejudice the provisions provided herein.

10.3 In the event that one party to the contract for any reason disregards or delays the other party's performance of one of their obligations, this shall not constitute an amendment to any provision of this contract or a waiver of the other party's right, and both parties to the contract shall have the right to claim from the other party such obligations.

#### Article (11): Evacuation

11.1 Rental units shall be evacuated before the end of the contract at the request of the Lessor in the following cases:

11.1.1 If the Tenant delays payment of the rent or part thereof within thirty (30) days from the Lessor's notice of payment through the means of notification provided in Article (15), unless the parties agree otherwise in writing. (The written agreement shall be made through the e-network of Ejar services)

11.1.2 If the Tenant sublets the rental units or part thereof or assigns the Contract to others in whole or in part without entitlement to do so, as provided in clause (12) of this Contract.

11.1.3 If the Tenant makes changes that endanger the safety of the Property in such a way that it cannot return to its original condition; if the Tenant causes damage to the Property

intentionally; if the Tenant grossly neglects to take the proper precautionary measures; or if the Tenant allows others to cause such damage.

11.1.4 If the Tenant uses the rental unit for purposes other than those for which the rental unit was leased or if the property is used in violation of the laws regulations in force in the Kingdom of Saudi Arabia.

11.1.5 If the Tenant breaches their obligations that are provided in clauses or articles of this Contract after (.....) days from the date of the Lessor's notice to the Tenant to observe such obligations or conditions.

#### Article (12): Evacuation for Non-Response

The parties agree to identify (a third party) to evacuate the rental unit and inventory its contents and send a report to the parties to the contract at the expense of the Tenant in the event that the contract is terminated between the parties and the Tenant does not respond to evacuating the leased property, provided that the laws and regulations governing the work of (the third party) are complied with.

#### Article (13): Dispute Resolution

In the event of a dispute between the parties regarding the interpretation or implementation of this contract, or any of its provisions, the parties may resolve it amicably within (.....) days of the dispute arising or through an accredited authority in the Kingdom of Saudi Arabia.

#### Article (14): Security Deposit

14.1 The Lessor undertakes to return the security deposit amount mentioned in clause (10) of this Contract after evacuating the rental unit provided that there is no damage or damage caused by the Tenant to the rental unit in addition to the absence of outstanding bills or any amounts due from the Tenant related to public services or rent. In such cases, the value of the bills, rent, public services or the cost of repairing the damage shall be deducted from the security deposit paid and the rest, if any, shall be refunded to the Tenant.

14.2 The Lessor shall have the burden of proving the receivables or damages claimed by them before deducting any amount from the security deposit paid and mentioned in clause (10). The Lessor shall not be entitled to deduct any amount from the security deposit unless the Tenant is notified in writing thereof within a period not exceeding (30) working days from the date of evacuating the rental unit. Otherwise, the Lessor shall return the full amount of the security deposit within the same period.



Article (15): Official Address and Correspondence

All addresses, correspondence, notices, letters, statements and notifications addressed by one party to the other or to governmental or judicial authorities shall be in Arabic and shall be deemed delivered if sent to the national address, by registered mail or express mail service, by fax or by telephone, or by hand against a receipt at the address indicated next to the name indicated in the preamble of the contract, or by any recognized lawful means.

Article (16): Copies of the Contract

This contract is issued as an identical electronic copy for each of the broker, lessor, and tenant and is signed electronically by the parties to the contract. Each party has received their copy electronically to act upon. The Ministry of Housing may not exchange data of this contract unless with relevant authorities, rating agencies, and authorities concerned with credit information.

Industrial sector:

Agriculture sector:

## Section 3: Additional Clauses

Section 3: Additional Clauses: (can be filled by the Real Estate Broker as agreed between the Lessor and the Tenant)

If any of these clauses conflict with the clauses or articles of the Primary Section, the provisions of the Primary Section shall prevail.

1- .....

# Appendix

## 14. Appendix

The following table indicates what is intended by some of the fields in this contract:

Clarification	Field	Clause No.
The tenancy contract type is one of the following: <ol style="list-style-type: none"> <li>1. New.</li> <li>2. Renewed.</li> </ol>	Contract Type	1
This field indicates the date of authenticating the tenancy contract by both parties.	Contract Sealing Date	1
This field indicates the name of the city in which the contract has been entered into.	Contract Sealing Location	1
The actual start date of the tenancy and utilization of the rental unit	Tenancy Start Date	1
The condition agreed upon by the two parties without which the contract would cease to be enforceable.	Contingent Contracting Condition	1
The tenant may be an individual, an establishment, or a company.	Lessor	2
The lessor is an individual with one of the following two conditions: <ol style="list-style-type: none"> <li>1. Being represented by himself.</li> <li>2. An agent under a power of attorney.</li> <li>3. Or the legal representative of the commercial establishment.</li> </ol>	Lessor	2
ID is either: <ol style="list-style-type: none"> <li>1. An individual's ID.</li> <li>2. Commercial register of a commercial establishment.</li> </ol>	ID Type	2
The tenant may be an individual, an establishment, or a company.	Tenant	3
The tenant's representative is an individual with one of the following two conditions: <ol style="list-style-type: none"> <li>1. Being represented by himself.</li> <li>2. An agent under a power of attorney.</li> <li>3. Or the legal representative of a commercial establishment.</li> </ol>	Tenant's Representative	3
ID is either: <ol style="list-style-type: none"> <li>1. Any valid identification card for individuals in Saudi Arabia.</li> </ol>	ID Type	3

<ol style="list-style-type: none"> <li>2. Commercial register of a commercial establishment.</li> <li>3. Occupational license.</li> <li>4. Other.</li> </ol>		
The building containing the rental units.	Property	6
<p>The property type is one of the following:</p> <ol style="list-style-type: none"> <li>1. Tower</li> <li>2. Complex.</li> <li>3. Commercial Complex</li> <li>4. Building.</li> <li>5. Villa</li> </ol>	Property type	6
<p>The type of property usage shall be one of the following:</p> <ol style="list-style-type: none"> <li>1. Commercial.</li> <li>2. Residential Commercial.</li> </ol>	Property Usage	6
<p>The type of rental unit shall be one of the following:</p> <ol style="list-style-type: none"> <li>1. Exhibition.</li> <li>2. Warehouse.</li> <li>3. Kiosk.</li> <li>4. Store.</li> <li>5. Building.</li> <li>6. Tower.</li> <li>7. Apartment.</li> <li>8. Floor.</li> <li>9. Villa.</li> <li>10. Other</li> </ol>	Unit Type	7
The advertising space for display of the sign of tenant's the rental unit	Sign specifications	7
This field shows the rental unit number registered in Ejar.	Unit No.	7
This field shows the estimated life of the rental unit in years.	Unit Age	7
This field indicates the amount of brokerage fee to be paid, if any. This fee is not included in the total contract amount.	Brokerage Fee	10
This field indicates the security deposit amount to be paid by the tenant, if any. This amount is not included in the total contract amount.	Security Deposit	10
This field indicates the waste disposal amount to be paid be the Tenant, if any. This amount is not included in the total contract amount.	Waste Disposal Amount	10

This field indicates the engineering supervision amount to be paid by the tenant, if any. This amount is not included in the total contract amount.	Engineering Supervision Amount	10
This is the amount paid by the tenant to prepare the rental unit for commercial utilization according to the agreed activity.	Rental Unit's Preparation Amount	10
This field indicates the down payment to be paid by the tenant, if any. This amount is included in the total contract amount.	Down payment	10
This field indicates the annual electricity amount to be paid by the tenant, if any. This amount is to be implicitly paid with rent payments.	Electricity Annual Amount	10
This field indicates the annual gas amount to be paid by the tenant, if any. This amount is to be implicitly paid with rent payments.	Gas Annual Amount	10
This field indicates the annual water amount to be paid by the tenant, if any. This amount is to be implicitly paid with rent payments.	Water and Sewage Annual Amount	10
This field indicates the amount of public services to be paid by the tenant, if any. This amount is to be implicitly paid with rent payments.	Public Services' Annual Amount	10
This field indicates the public services amount to be paid by the tenant, if any. This amount is to be implicitly paid with rent payments. Public services include: <ol style="list-style-type: none"> <li>1. Guard service.</li> <li>2. Transport service.</li> <li>3. Kindergarten.</li> <li>4. Children's playground.</li> <li>5. Games hall (billiards, table tennis, etc.).</li> <li>6. Swimming pool.</li> <li>7. Gym.</li> <li>8. Sports fields.</li> <li>9. Banquet hall.</li> <li>10. Other.</li> </ol>	Public services	10
This field shows the periodicity of payments, which is one of the following: <ol style="list-style-type: none"> <li>11. Monthly.</li> <li>12. Quarterly.</li> <li>13. Semi-annual.</li> <li>14. Annual.</li> </ol>	Rent Payment Period	10

This field indicates the number of payments to be made during the validity of the contract according to the selected rent payment period.	Number of Rent Payments	10
This field shows the amount of the first rent payment to be paid.	First rent payment	10
This field indicates the total financial amount to be paid during the duration of the contract, and such an amount includes the following: <ol style="list-style-type: none"> <li>1. Annual rent multiplied by tenancy period</li> <li>2. Electricity annual amount, if any, multiplied by tenancy period</li> <li>3. Water annual amount, if any, multiplied by tenancy period</li> <li>4. Gas annual amount, if any, multiplied by tenancy period</li> <li>5. Parking annual amount, if any, multiplied by tenancy period</li> </ol>	Total Contract Amount	10
These are government authorities or private entities contracted and accredited by government authorities to submit technical reports.	Competent authorities	12
365 days as of the date of the first rent payment	Rental Year	12
Individual enterprise, company	Commercial establishment	13

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