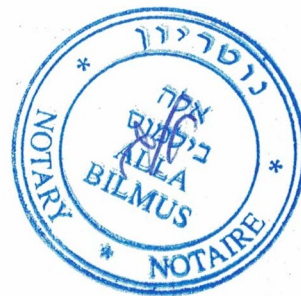


"A"- "N"



Translated from Hebrew

excerpt

Unprotected lease agreement

Drawn up and signed in Bat-Yam on April ___, 2022

between

Y.N.S. Hamashbir Laarets Ltd., reg. No. 516133956

From 21 Rabbi Levy St., Bat Yam

E-mail: nisimsalameyc@gmail.com

(hereinafter - "**the lessor**")

and

Voropaev Tatyana, ID Card No. 328744883

Voropaev Alexander, ID Card No. 345160931

From 37 Yerushalayim St., Bat-Yam

Email: _____

(hereinafter - "**the lessee**")

Whereas the lessor is the sole owner and holder of a 3-room apartment located on the second floor of the building at 7 Rabbi Levy Street in Bat-Yam (hereinafter: "**the leased apartment**");

Whereas the lessee wishes to rent the leased apartment from the lessor for the period and under the conditions as detailed below, and the lessor wishes to lease the leased apartment to the lessee when it is free of any object except for anything attached to it as a permanent attachment (hereinafter - "**the contents**") as detailed in this agreement below, on condition of a lease that is not protected according to the tenant protection laws;

Whereas the parties wish to regulate their mutual rights and obligations in connection with the terms of the lease between them as stated in this agreement and in writing;

Therefore, it was stated, declared and agreed between the parties as follows:

1. Preamble and definitions

- 1.1 The preamble to this agreement constitutes an integral part of it.
- 1.2 The headings of the sections are intended for reading convenience only and will not be used to interpret the agreement.

5. Rent

- 5.1 The lessee will pay rent to the lessor starting from the date of delivery of possession for the rental period a total of NIS 4,500 (four thousand five hundred new shekels) for each month of the rental period (hereinafter: "**rental fee**").
- 5.2 On the date of signing this agreement the lessee will deposit with the lessor a check for NIS 4,500 payable on the date of signing this agreement for the first month of the lease, and will also deposit with the lessor 11 checks for NIS 4,500 each for the remaining months of the lease, the checks will be payable every 12-th day of the relevant lease month.
- 5.3 Violation of any of the provisions of section 5 is a fundamental violation of this agreement.

In the witness of the above said the parties have signed:

(-)

The lessor

(-)

The lessee

