

### Service Lease & Rental Agreement

THIS agreement is made on this the [10th] day of April 2022

#### BETWEEN:

THE GOVERNMENT UMM AL QUWAIN FREE TRADE ZONE AUTHORITY of P.O. Box: 7072, Umm Al Quwain, United Arab Emirates, herein after called the "Authority".

#### AND

Tristan Management Consulting FZE, Al Shmookh Business Center M 1003, One UAQ, UAQ Free Trade Zone, Umm Al Quwain, U.A.E, herein after called the "Client", which expression shall include its successors and permitted assigns.

WHEREAS, The Authority has agreed with the Client to rent the facility subject to the terms and conditions herein after contained.

#### 1. Facility

"Premium Office" facility at the Business Centre at UAQ Free Trade Zone. The registered Client will have the right to use the Business Centre area and all entitled services as per the package at UAQ Free Trade Zone during the established business hours.

#### 2. Term

The agreement shall be for a term of 12 months (hereinafter referred to as the "Term") starting from 10th day of April 2022 (hereinafter referred to as "The Commencing Date").

#### 3. Rent

The rent for the term shall be AED: 16,000/- (Sixteen Thousand Dirham's Only) payable in advance without any deduction.

#### 4. Terms & Conditions

- 1) The Client should hold a valid License to operate in the Free Zone.
- 2) Only the Licensee/Shareholders/Seconded employees will be permitted to use the Business Centre Facilities.
- 3) Client shall use the facility a maximum of fifteen (15) hours each week. Usage of the Business Centre in excess of the fifteen (15)-hour allocation will be charged additionally.
- 4) The usage shall be upon pre booking with Authority.
- 5) Authority will provide with any of the eligible similar facility available.
- 6) Unoccupied bookings shall be counted towards hours of usage.
- 7) The usage of any fraction of an hour will considered as One Hour.
- 8) Unused hours or fractions thereof cannot be carried forward to other weeks.



- 9) Business Centre hours can be exchange with Conference Hall facility at the rate of One (1) conference hall hour = ten (10) Business Centre hours. Maximum of two (2) exchanges are allowed in a month.
- 10) The users shall be responsible for maintaining the cleanliness of the facility.
- 11) There should be no damages to the Business Centre properties and facilities. Upon causing any damage, a user shall replace the property or facility with an equally good or better substitute.
- 12) Before occupying, the user shall ensure that all the properties and facilities therein are in good condition. If there are any damages, they should be reported to the Centre In-charge before occupying.
- 13) Client is not permitted to keep the belongings in the Business Centre after the usage time. The Authority has the right to take possession of any abandoned belongings in the Business Centre areas.
- 14) The Authority shall not be responsible for the loss of client's belongings.
- 15) Smoking and consumption of alcohol are strictly prohibited while using the office, pantry or common areas.
- 16) Client shall not cause any nuisance, disturbance or annoyance to the other clients / employees.
- 17) The client understands that the Telephone, Fax, Post Box numbers & internet allocated for use are sole property of the Authority.
- 18) All additional services used not included in the enrolled services will be billed. The client must pay whether he is aware or not if it was an extra charge.
- 19) The Client shall observe and conform to regulations made by Authority with regard to the Business Centre rules and the provision of services.
- 20) Authority reserves the right to take back or deny the facility at any time.
- 21) This Agreement shall be governed and construed in accordance with the laws and regulations of the UAQ Free Trade Zone Authority.

IN WITNESS WHEREOF the parties hereto have caused this Service Lease & Rental Agreement to be duly executed the day and year above mentioned.

Authority:

UAQ FREE TRADE ZONE AUTHORITY  
By its General Manager  
Mr. Johnson M. George.



Client:

Tristan Management Consulting FZE  
By Licensee & Manager  
Costas Andreas Ioannou

