

EXCLUSIVE MANAGEMENT & LEASING APPOINTMENT AGREEMENTDate: **04/03/2022**Owner's Name: **Csaba Jozan (Passport No BJ 5884649)** Rental Amount: **90,000 (4 cheques)**Property : **Studio Apartment Unit: 2603** Contract Duration: **1 year (from 03-03-22 to 02-03-23)**Property Address: **SLS Dubal Plot: 171**Security Deposit: **AED 10,000 (paid in cash)**Owner's Email: **csaba.jozan@gmail.com** Owner's Bank Account Details:

IBAN: _____ Bank: _____ SWIFT: _____

Keys handed over to the tenant by: **Istvan Perger**Mobile No.: **0504913777** Office No.: **024438141**Company's Bank Account Details: **Republik Real Estate Management LLC**IBAN: **AE470340003708265299901** Bank: **Abu Dhabi Islamic Bank** SWIFT: **MEBLAEAD****Republik Real Estate Management LLC and the Owner agree as follows:**

1. This Exclusive Management & Leasing Appointment Agreement (The "Agreement") commences on the date detailed above and continues for the unlimited period of time, until the termination prior 2 months advance notice by either Party or the day the Owner is no longer holds legal ownership of the Property.
2. The Owner appoints Republik Real Estate Management LLC as an exclusive agent to lease the Property for a minimum annual Rental amount of AED 90,000 ("Rental Amount") for the first year or any lower/higher amount later, approved by the Owner by an official email.
3. Republik Real Estate Management LLC will prepare and issue the Lease Agreement in relation to the leasing of the Property based on the lease requirements according with UAE Laws. The Owner confirms that they have read, understood and approved Republik Real Estate Management LLC Lease Agreement at the date of this Agreement. Any special conditions or changes to the Company's Lease Agreement for a particular letting will be submitted to the Owner for a prior approval. Once approval has been granted, the Owner must not withdraw its approval or attempt to terminate the Lease Agreement.
4. The Owner must immediately inform the Company if he/she wishes to either sell the Property, intends to no longer lease the Property (where allowed by law), or intends to recommence leasing out the Property for the further term.
5. Republik Real Estate Management LLC will manage the tenant's occupation of the Property during the Lease period (coordinating requests for repairs and maintenance (major maintenance above AED 500 is the responsibility of the Owner), follow ups with the tenant, insure the tenant has all necessary information in order to take the possession of the lease). Owner agrees to pay to Republik Real Estate Management LLC a management fee equal to 3% (three) plus 5%VAT of the annual Rental Amount, i.e. AED 2,875 ("Management Fee").
6. The Owner expressly authorizes Republik Real Estate Management LLC to sign tenancy /Lease Agreements or any documents related thereto including any renewals, and receive or collect monies or sum in the form of cheques or cash ("Owner's funds") provided towards the leases or rental agreements associated with the Property in the Company's name. Republik Real Estate Management LLC understands and agrees to promptly transfer or remit or deposit, upon receiving Owner's fund to the Owner's account. Any fees or future charges that may result from the transferring of Owner's funds are to be paid by the Owner. If the Owner fails to make payment to Republik Real Estate Management LLC of any monies due and payable to it, whether under this Agreement or pursuant to any other agreement between the Owner and Republik Real Estate Management LLC (including the service charge payable under the Master Community Declaration, maintenance fees, etc), Republik Real Estate Management LLC may deduct the due amount from any monies it receives on behalf of the Owner from the Leasing Agreement.



7. The Owner acknowledges that:

- a. He/she must, at all times whilst he/she is the owner of the Property, provide a routine maintenance contract with one of the Republik Real Estate Management LLC approved contractors for the Project, all additional maintenance required in compliance with UAE Property Law 20 of 2006, and pay all associated costs directly to the contractor;
- b. He/she must pay for all services connected with the Property, including but not limited to water, electricity, gas and chilled water directly to the relevant suppliers (only to the extent that such services have not been paid for by the tenant under the lease) and to provide a clearance certificate when required; and
- c. Republik Real Estate Management LLC have to do all required snag works after expiry of the Lease Agreement and arrange cleaning/repaint, etc, however any applicable fees must be borne on the account of the Owner;
- d. Republik Real Estate Management LLC may approve, on behalf of the Owner, any minor changes or additions to the Property payable by the Tenant including but not limited to painting, water taps in garden and hot water connection for washer.

8. The Owner must ensure that the Property, and the leasing of the Property, complies with all relevant laws and regulations, including UAE Property Law 20 of 2006 (as amended from time to time), and agrees to indemnify Republik Real Estate Management LLC for any loss or damage it incurs as a result of any failure by the Owner to comply with such laws and regulations except to the extent that such loss or damage is caused by Republik Real Estate Management LLC's negligent act or omission.



Owner's Signature

Date: 04/03/2022



Republik Real Estate Management LLC

Date: 04/3/22

