



Rental Agreement

This Rental Agreement ("Lease") is made and effective on the 1st of November 2016 by and between **[Al-Mada Real Estate Company]** ("Landlord") and **[Mr. Mohammed Ali]** ("Tenant").

1. **PREMISES.** Landlord hereby rents to Tenant and Tenant accepts in its present condition the house at the following address: **[No. 5 – Main St. – Riyadh]** (the "House").
2. **TERM.** The term of this Lease shall start on the 1st of November 2016, and end a year after said date.
3. **RENT.** Tenant agrees to pay to Landlord as rent for the House the sum of 5,000 SR (only five thousand Saudi Riyals) per month on the first day of each month, at the office of the Landlord. Landlord may impose a late payment charge for any amount that is more than five (5) days late.
4. **SECURITY DEPOSIT.** Upon execution of this Lease, Tenant deposits with Landlord 10,000 SR as a security deposit. In the event of damage to the House caused by Tenant or Tenant's family or visitors, Landlord may use funds from the deposit to repair such damage, but is not limited to this fund and Tenant remains liable.
5. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the House or construct any building or make other changes without the prior written consent of Landlord.
6. **MAINTENANCE AND REPAIR.** Tenant shall, at Tenant's sole expense, keep and maintain the House in good condition and repair during the term of this Lease. Tenant agrees to promptly notify Landlord in the event of any damage to the House, or the failure of any of Landlord's appliances. Landlord shall make its best efforts to repair or replace such damaged area or appliance.
7. **RIGHT OF INSPECTION.** Landlord shall have the right at all reasonable times during the term of this Lease and any renewal of this Lease to enter the House for the purpose of inspecting the premises and/or making any repairs to the premises or other item as required under this Lease provided that Landlord notifies Tenant.
8. **SURRENDER OF PREMISES.** At the expiration of the Lease, Tenant shall surrender the House in as good a condition as it was at the commencement of this Lease.
9. **BINDING EFFECT.** The covenants and conditions contained in the Lease shall apply to and bind the heirs and legal representatives of the parties.
10. **GOVERNING LAW.** It is agreed that this Lease shall be governed by and enforced in accordance with the laws of the Kingdom of Saudi Arabia.
11. **ENTIRE AGREEMENT.** This Lease shall constitute the entire agreement between the parties. Any prior understanding of any kind preceding the date of this Lease is hereby superseded. This Lease may be modified only by a writing signed by both Landlord and Tenant.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.