

ADDENDUM

This Addendum shall take effect on the date of the last signature and shall form an integral part of Tenancy Contract No. **NW-0935**.

1 Property Details

- 1.1 The Property: **Apartment, 514, Princess Tower, Marsa Dubai (Dubai Marina)**.
- 1.2 Furnishing Status: The Property is **Unfurnished**.
- 1.3 Parking: **B1002, B1003** car parking space(s) provided along with the Property.

2 Tenancy Period And Payments

- 2.1 Tenancy Period: The Tenancy Contract shall be effective for a period of **1 year**.
- 2.2 Total Rent: **AED 70,000**.
- 2.3 Payment schedule:

Amount	Due date
1. AED 17,500	23.07.2026
2. AED 17,500	23.10.2026
3. AED 17,500	23.01.2027
4. AED 17,500	23.04.2027

- 2.4 Payment Method: Rent payments shall be made by **cheque** in the Lessor's name (or as otherwise designated in writing).
- 2.5 Returned Cheque Fee: If any cheque is returned by the bank for any reason, the Tenant shall pay a fee of **AED 1,000**.
- 2.6 Security Deposit: **AED 3,500**, paid by the Tenant to the Lessor on or before handover.
- 2.7 Security Deposit Refund and Deductions: Upon expiry or termination of the Tenancy Contract, the security deposit shall be refunded to the Tenant after move-out and settlement of all utility bills and charges for which the Tenant is responsible under this Addendum and the Tenancy Contract, without unreasonable delay, less any outstanding amounts and any damage to the Property beyond fair wear and tear. Any costs of repair, reinstatement, or replacement required due to such damage may be deducted from the security deposit, and any shortfall shall be payable by the Tenant.

3 Responsibilities

- 3.1 Electricity and water (DEWA): The **Tenant** shall be responsible for opening and maintaining the DEWA account and paying all related bills.
- 3.2 Air conditioning: The **Tenant** shall be responsible for opening and maintaining the relevant cooling provider account and paying all related charges.
- 3.3 Telecommunications: The **Tenant** shall be responsible for opening and maintaining the relevant telecom provider account and paying all related charges.
- 3.4 Ejari registration: The **Tenant** shall be responsible for registering the Tenancy Contract and this Addendum with RERA and paying all related fees.
- 3.5 Major maintenance: The Lessor shall be responsible for major maintenance, including structural works and major electrical, mechanical, plumbing, and air-conditioning systems, except where required due to the Tenant's misuse or negligence.

- 3.6 Minor maintenance: The **Tenant** shall be responsible for minor, day-to-day repairs associated with normal use of the Property. For clarity, minor maintenance includes repairs costing less than AED 1,000 per occurrence.

4 Renewal And Termination

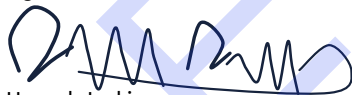
- 4.1 Renewal: Any renewal or amendment of the Tenancy Contract shall be governed by the Tenancy Law, including applicable notice requirements.
- 4.2 Early Termination by Tenant: The Tenant may terminate the Tenancy Contract by providing **two (2)** months' written notice to the Lessor. In such case, the Tenant shall pay compensation equal to **two (2)** months' rent. Any unused rent shall be refunded on a pro-rata basis after payment of the compensation.
- 4.3 Early Termination by Lessor: The Lessor may terminate or seek eviction of the Tenant only in accordance with the Tenancy Law.

5 General

- 5.1 Return Condition: Upon expiry or termination of the Tenancy Contract, the Tenant shall return the Property in the same condition as at handover, excluding fair wear and tear.
- 5.2 Utilities Clearance: Upon expiry or termination of the Tenancy Contract, the Tenant shall settle and close (or transfer, as applicable) all utility and service accounts for which the Tenant is responsible under this Addendum and the Tenancy Contract prior to handover of the Property.
- 5.3 Access and Inspections: The Lessor or its representative may enter the Property upon twenty-four (24) hours' written notice to the Tenant, except in emergencies where no notice is required.
- 5.4 Viewings: The Tenant shall reasonably allow viewings of the Property by prospective buyers or tenants upon reasonable prior notice.
- 5.5 Liability: The Tenant shall be responsible for all fines, costs, damages, and liabilities arising from the Tenant's use of the Property or breach of applicable laws and shall indemnify the Lessor accordingly.
- 5.6 Amendments: No amendment to this Addendum shall be valid unless made in writing and signed by both Parties.
- 5.7 Electronic Signatures: This Tenancy Contract and Addendum may be executed electronically, and such signatures shall have the same legal effect as handwritten signatures.
- 5.8 Entire Agreement: The Tenancy Contract, this Addendum, and any Schedules form the entire agreement between the Parties in relation to the Property.

Signed by the Parties or their duly authorized representatives on the date of this Addendum.

Signed for and on behalf of TENANT.



Hannah Jenkins
Date: 23.07.2026

Signed for and on behalf of LESSOR.



Steven Phelps
Date: 23.07.2026