

**UNIT LEASE AGREEMENT | عقد إيجار وحدة تجارية**

Landlord Details		تفاصيل المالك
Landlord Name	IFZA Property FZCO	إسم المالك
Address	Building A1, Dubai Digital Park, Dubai Silicon Oasis, Dubai, United Arab Emirates	العنوان
Telephone Number	+971 4 228 52 85	رقم الهاتف

Tenant Details		تفاصيل المستأجر
Tenant Name	GRAND GAMING STUDIO - FZCO	إسم المستأجر
License Number	86610	رقم الرخصة
General Manager Phone Number	+79231795399	رقم الهاتف
General Manager Email Address	a@grnd.gg	البريد الإلكتروني

Lease Details		تفاصيل العقد
Lease Commencement Date	27/03/2026	تاريخ سريان الإيجار
Lease Expiry Date	26/03/2027	تاريخ انتهاء العقد
Lease Period	1 year	مدة الإيجار

Unit Details		تفاصيل الوحدة
Property Name	IFZA Business Park, DDP	إسم العقار
Premises Number	86610 - 001	رقم الوحدة
Makani Number	A1 - 3641379065	
Permitted Use	As per Trade License	النشاط المسموح
Car Parking	As per DSOA policy and procedure	موقف سيارة

Rent Details		الإيجار والإيجار تفاصيل
Rent	<input checked="" type="checkbox"/> Rent is included in License Package	الإيجار
	<input type="checkbox"/> Rent is AED per annum	

**Particular Terms | شروط خاصة**

1. The Landlord leases to the Tenant, and the Tenant accepts a lease of, the Unit, subject to the terms and conditions of this Unit Lease. To the extent desirable or necessary, the Dubai Silicon Oasis Office Standard Lease Agreement Terms and Conditions shall apply to this Lease.
2. Where the Unit is a desk or in an open office, the Tenant's use of the Unit is non-exclusive and in common with other tenants in the Building.
3. The Tenant shall pay the rent annually in advance on the Lease Commencement Date and on each anniversary of the Lease Commencement Date.
4. The cost of consumption of electricity and water included in Rent.

IN WITNESS THEREOF, the Parties have executed this Unit Lease Agreement on the date set out above.

**Tenant Name**

GRAND GAMING STUDIO - FZCO

**Tenant Signature**



IFZA Property FZCO

Landlord Signature