

Prepared and signed on Day _____ Month _____ Year

Between: _____ I.D.No. _____
(hereinafter: "The Renter")

On the one side

And Between: _____ I.D.No. _____ From _____
And _____ I.D.No. _____ From _____

Both together and each one apart
(hereinafter "The Tenant")

On the second side

Inasmuch as: And the renter has rights and /or has power of attorney of the renter regarding the apartment of _____ rooms in _____ street known as block no. _____ plot _____ sub plot (hereinafter "The Rented Property")

Inasmuch as: The renter desires to lease the rented property to the tenant with no key payments for any advantages and the lease with be specifically unprotected according to law.

Inasmuch as:

And the desire of the renter is to rent the rented property with no key payment by declaration and agreement that this lease is unprotected in accordance with the law and there is no legal ruling regarding protection of the tenant.

Inasmuch as: the interested sides are willing to resolve relations within the framework of this contract.

Therefore it is stipulated, agreed, and declared between the sides as follows:

1. Introduction and Appendices

The introduction to this contract is an inseparable part of the contract in every respect.

2. The rent

The tenant rents the rented property from the renter in accordance with regulations in this contract.

3. Key Payments

The tenant declares herewith that he has not paid and has not agreed to pay key payments for the lease of the rented property or for the security forthwith and will not receive or demand key money upon leaving the rented property at the end of the rental period in accordance with this contract.

This lease will be unprotected in accordance with the tenant protection law (combined version) 1972.

4. Condition of Rented Property

The renter declares herewith that he has seen, examined and checked the rented property with care and has found it in good condition, undamaged and suitable for his

purposes and that he herewith waives all type of claim in regard to faults, unsuitability or defects either visible or not in relation to the rented property.

5. Period of Rent

5.1. Period of rent is for 12 months starting on day _____ and ending on _____
(Hereinafter "Rent period")

5.2 At end of the rent period the tenant is obliged to vacate the rented property from all persons and personal effects and to submit it to the renter when it is empty and in good condition as when he received it.

5.3 The tenant is obliged not to transfer or/and rent or/and place other additional tenants into the rented property and not to rent the apartment or/and any part of it to sub tenants.

6. Rent Payment

6.1. Monthly rent payment for the rented property is established by the sides to the sum that is equal in value to New Shekels _____ ₪ USA Dollars (_____ \$).

6.2. Rent payment will be linked to the dollar rate of exchange in accordance with the Bank of Israel.

6.3 Rent payments will be paid every _____ months on the day _____ of that month.

6.4 For the avoidance of doubt, it is clarified herewith that the tenant will pay the full sum of the rent for the entire period of the lease and this will take effect even in the event if he lives or/ and uses the rented property or not, and also in the event of his leaving the rented property prior to the end of the lease period, through breaking of this contract.

6.5 It is agreed between the sides that if any of the payment is made by bank account cheque, in accordance with this contract, giving the cheque is not in fact payment; only when it is redeemed at the fixed date according with the contract will it be considered as payment for the rent or any other type of relevant payment.

6.6 The tenant is not permitted to remove any sum from the rent payment in exchange for any sum, arising from any reason that he or some third party may be due to pay to the renter.

This clause is essential to the contract.

7. Purpose of the Rent

The tenant rents the rented property from the renter for residential purposes and for this only.

This clause is essential to the contract.

8. Miscellaneous Payments

In addition to the payments detailed in this contract, the sides with have to pay the following payments in accordance with the details specified as follows:

8.1. All taxes, municipal rates and government and local council levys to be paid by the tenant and /or the holder of the rented property due to use of the property, to be paid during the lease period by the tenant apart from those same taxes, municipal rates

and obligatory payments by law paid by property owners only, will be paid by the tenant.

8.2. The tenant will pay all payments concerning maintenance of the rented property relating to use of shared costs to whomsoever or company providing services to the building and/or the rented property, including the shared building representative.

8.3. The tenant will pay all payments concerning regular use of the rented property including use of electricity, gas, water and telephone.

8.4. In the event of fines received on the part of the renter through deeds of the tenant the renter will be entitled to compensation from the tenant.

8.5. The renter is entitled but not obliged to pay payments on the part of the tenant who should pay but period of payment has exceeded, the tenant is obliged to reimburse the entire sum to the renter who instead of the tenant, immediately upon demand.

This clause is not essential to the contract.

9. General Obligations

9.1. The tenant is not permitted to pass this contract to another or others or to give rights to another or others in any way, neither in exchange nor not in exchange for any thing, directly or indirectly without receipt of agreement from the renter in writing and in advance.

9.2. The renter may transfer his rights in the rented property to another or others, as he sees fit, without any agreement on the part of the tenant, on condition that the rights of the tenant will not be impaired.

9.3. The tenant is obliged to maintain the rented property in good condition and to care for it correctly, to repair faults immediately and to pay for these repairs; any damage or fault caused by the tenant and/or someone connected to him and /or arising from use and/or operation of items in the rented property, change and /or repair will be paid by him, any item that breaks, either damage caused by the tenant and /or someone connected with him or as a result of his use or operation in the rented property if he acted with negligence or not.

9.4. The renter himself will repair fault in or damage to the structure of the rented property including the various systems, if not caused through use or incorrect operation by the tenant.

9.5. The tenant is obliged to take responsibility for any damage or harm caused to the renter himself or to a third party through use and /or operation of the tenant in the rented property and the renter will be exempt from any responsibility for the said damage or harm.

9.6. The tenant will use the rented property in such a manner as to not cause damage, worry and /or unpleasantness to residents and other neighbors in the building, including use of drugs, excess alcohol, and/or anything that may cause damage and/or

distress to the residents and neighbors in the building. This clause is essential to the contract.

9.7. The renter or persons standing for him maintain the right visit the tenant in the rented property at any reasonable time following prior agreement with the tenant, in order to ensure that the rented property is maintained properly and to ensure the tenant is complying with stipulations of the contract to the full or to show the property to future tenants or buyers.

9.8. In any event of violation of any regulations in this section, in addition to any other right the renter may have in this case, in accordance with the regulations in this contract and/or in accordance with the law, the renter will be able, without obligation, to carry out any repairs he may think fit in order to return the rented property to the state it was in prior to the tenant's entry, by means of payment by the tenant since the tenant is obliged to return the rented property as it was when he began his lease hence the tenant is obliged to repay the renter the sum paid for the repairs in addition to additional dues as agreed in 6.6.

This clause is essential to the contract.

10. Changes in the Rented Property

10.1. The tenant is obliged not to make any changes in the rented property without prior receipt of agreement from the renter in writing.

10.2 Any change the tenant may make in the rented property will be considered basic violation of this contract and this violation will provide the renter the right to demand the tenant to leave the rented property immediately, any change the tenant makes will be considered the property of the renter, unless the renter demands from the tenant to return the rented property to the state it was in prior to the change, in an even such as this the tenant must do this at his expense. The renter has the right to return the rented property as it was previously, and to receive from the tenant the necessary payment to carry this out including rent for the time it takes to return the rented property to its original state, and all expenses relevant in returning it to its original state even if the lease period has terminated.

10.3. It is agreed and declared by this that in the case of money being invested by the tenant in the rented property this will under no circumstances be considered as investment and /or payment of key payment giving rights of any sort in accordance with the law of tenant protection (combined version, 1972) and /or according to any law or regulations. This makes it quite clear that nothing in the abovesaid provides the tenant with rights to perform any renovation or changes in the rented property.

This clause is not essential to the contract.

11. Concession

11.1. No concession, discount or avoidance of action or deferment will not be considered a concession for either side in regard to rights in accordance with this contract and will not be used as avoiding claims by him, unless this concession is carried out and recorded.

11.2. If the tenant violates or does not meet some basic clause in the contract, the contract will be considered, in the eyes of the renter, null and void and will terminate immediately and the tenant will have no rights in the rented property and without injuring the rights of the renter to receive any support or remedy in accordance with this contract and/or any other ruling, the renter will have the right to claim the immediate vacation of the rented property by the tenant.

This clause is an essential clause of the contract.

12. Vacation of the Rented Property

12.1. The tenant deems by this power of attorney of the renter, by irreversible power of attorney to enter the rented property at the end of the lease period in accordance with this contract, at any time and in any manner he may take possession of the rented property without query or opposition on the part of the tenant and he may change the lock of the rented property, remove the tenant's possessions from the rented property and store them in a place he thinks fit and charge the tenant or persons with his power of attorney, for any costs this may entail, without the renter having any responsibility for the items he removed from the rented property or towards the tenant, in the storage.

12.2. In addition and without harming any of the aforesaid, the tenant is obliged to pay the renter agreed upon compensation for every day extra concerning vacation of the rented property above the period of the lease the sum of \$50 US per day in shekels according with the rate of exchange on that particular day.

This paragraph must not be regarded as containing agreement or concessions or harm in all that is stated in this clause.

If the excess days of the tenant in regard to vacation of the rented property and return of it to the renter at the termination of the lease amount to 15 days or more, the tenant will pay compensation to the renter to the sum of _____ shekels in addition to the daily compensation as stated above.

This clause is an essential clause of the contract.

13. Securities

13.1. To ensure fulfillment of all the requirements demanded of the tenant and acquisition of the compensation that are due to the renter in the event of the tenant's violation of this contract, the tenant will provide the renter with a promissory note to the sum of _____ shekels; signature of two guarantors.

(Hereinafter "promissory note")

These two guarantors will be guarantors for the tenant's commitment to the contract, the sum of the promissory note will be according to the exchange rate for the consumer, (general) on the day of producing the note and until the last rate that will be on the day of redemption or forfeit of this note. The renter will return this note to the tenant three months following the lease period (or additional period according to agreement) after he ensures that the tenant complied with all his commitments in accordance with this contract.

Redemption of guarantees and /or promissory note will not injure the rights of the renter to take steps against the tenant in all additional legal procedure in accordance with his decision, including claims for additional compensation and demands for vacation or removal.

13.2. In the event of more than one tenant in the rented property each one is responsible for maintaining all the commitments of a tenant as defined in the contract, each tenant will be guarantor for the other tenants. The renter is obliged to both tenant and each one on his own.

13.3. To ensure tenant commitment to this contract guarantor _____
I.D.No. _____ and _____ I.D.No. _____
Personal guarantee for all sums owed by tenant in accordance with the guarantors' version of agreement in this contact and forms an inseparable part of it.

This clause is an essential clause in the contract.

14. Essential Clauses

It is agreed by this that regulations in clauses 3,5,6,7,8,10,11,12,13,14 of this contract will be considered essential and main clauses and violation of any such clauses will be considered basic violation of this contract, as in its meaning as a law of document of contracts (remedies due to violation of the contract) 1970, and regulation on the opposite side for support given in accordance with this contract and in regard to the law.

15. General

15.1. Any change and /or addition to this contract will be valid only if it is carried out in writing and all sides have signed.

15.2. Any announcement sent to either of each side from the other by registered post in accordance with the precise address written in the introduction of this contract will be considered as if received after 96 hours from time of sending it from the post office.

15.3. This contract expresses and reflects all that was agreed between the sides and cancels any agreements and/or other understandings between them.

Hereby undersigned:

The Tenant

The Renter