

**LONG LEASE MANAGEMENT AGREEMENT  
(Version No. 1 dated 01.06.2023)**

This Long Lease Management Agreement (the “**Agreement**”) is entered into on the Commencement Date, by and between:

**THE OPERATOR**, whose details are set out in the First Schedule, which forms part of this Agreement including any subsequent purchaser, assignee, transferee or its heirs (hereinafter referred to as the “**Operator**”); and

**THE OWNER(S)**, whose details are set out in the First Schedule, which forms part of this Agreement including any subsequent purchaser, assignee, transferee or its heirs (hereinafter referred to as “**the Owner**”).

**RECITALS:**

- A.** The Operator is duly licensed by the Government of Dubai to create and manage the Long Lease Management Program.
- B.** The Developer is the developer of the Building and has entered into a management agreement with the Operator whereby the Operator is contractually obliged to provide certain services in connection with the operation and management of the Building in which the Residence is situated, in order to facilitate the operation of the Long Lease Management Program.
- C.** The Owner has or will acquire an unequivocal freehold interest in the Residence and has elected pursuant to the terms thereof, to participate in the Long Lease Management Program by which the Residence shall be exclusively managed by the Operator and made available to third parties on a long term basis.
- D.** The Owner hereby exclusively appoints the Operator to provide the Letting Services for the Residence as part of the Long Lease Management Program and the Owner agrees to pay the Operator the fees for such services in accordance with the terms of this Agreement.

**NOW THEREFORE**, the Parties have agreed as follows:

**1. DEFINITIONS**

“ <b>Account</b> ”	has the meaning described in clause 19.1;
“ <b>AED</b> ”	means the official currency of the UAE;
“ <b>Agreement</b> ”	means this long lease management agreement between the Operator and the Owner;
“ <b>Association</b> ”	means the co-owner’s association for The Building if so applicable;
“ <b>Building</b> ”	means the building where the Residence is located, whose details are set out in the First Schedule;
“ <b>Commencement Date</b> ”	means the date set out in the First Schedule.
“ <b>Contents</b> ”	means the fixtures, fittings, chattels, internal non- structural walls and doors, furniture and equipment, including (without limitation) all floor coverings, drapes, blinds, light fittings, light bulbs, light tubes and electrical appliances situated within the Residence but not including the Operator’s amenities;
“ <b>Developer</b> ”	Means the developer of the Building set out in the First Schedule.

<b>“Force Majeure Event”</b>	includes, without limitation, acts of God, war (whether declared or not), revolution, invasion, insurrection, riots, terrorist acts, sabotage or other civil disorders, strikes or other labor disputes, lack of skilled or unskilled employees, contractors or sub-contractors, failure of infrastructure and integrity of The Building or fundamental access to The Building, fire, earthquake, storm, flood or other natural disaster, environmental impact on The Building, interruption or failure of utility service of any kind, failure of transportation of any machinery, equipment, material or personnel, acts or omissions to act, laws, regulations or rules of any government or governmental agency, limitations imposed by exchange control regulations or foreign investment regulations or similar regulations, or any other circumstances whatsoever beyond the reasonable control of the Operator;
<b>“Government Authority”</b>	means any authority or regulatory agency within the Government of Dubai or UAE;
<b>“Laws”</b>	means all UAE statutes, regulations, by-laws, decrees, or ordinances, whether local, municipal, federal, or otherwise enacted, as amended from time to time, and to be enacted, that relate to The Building, the Long Lease Management Program, the Operator’s business of letting out the Residence, and this Agreement;
<b>“Lease”</b>	Means a lease, underlease, sublease, license, agreement, option, occupation agreement or any other form of agreement granting an interest in the Residence or permission or license to occupy the Residence in a form provided by the Operator in its absolute discretion to be entered into by the Operator on the Owner’s behalf with the Tenant;
<b>“Leasing Deposit”</b>	means the sum by apartment type as listed below to be deposited by the Owner with the Operator on or before the date of this Agreement for the purpose of settling any unpaid Service Charge and/or emergency expenses:  Studio: AED 5,000 One-Bedroom: AED 7,500 Two-Bedroom: AED 10,000 Three-Bedroom: AED 12,500 Four-Bedroom: AED 15,000  The Operator shall refund to the Owner the balance of the Leasing Deposit, if any, at the expiry or earlier termination of the Long Lease Management Program.
<b>“Leisure and Other Facilities”</b>	means all facilities available at The Building including the swimming pool, gymnasium facilities, club memberships, car parking spaces and any other relevant or future facilities thereon;

**“Letting Services”**

means the following letting and management services to be provided by the Operator in relation to the Residence:

- (a) administer all relevant licenses, permits and registrations required for the carrying on of the business of letting the Residence on a long term basis;
- (b) collecting Rent, Security Deposits and/or fit-out deposits, administration fees, government fees, service charges (if applicable), Lease penalties and Rent arrears on behalf of the Owner from Tenants under any Lease and issuing corresponding invoices;
- (c) administering and ensuring compliance by all Tenants with the terms of their corresponding Lease;
- (d) conducting and processing Lease reviews when in accordance with the Lease subject to applicable Laws;
- (e) subject to the conduct of the Owner’s accounts and fund availability, observe, perform, and fulfil all the requirements of any Laws so far as they may apply to the letting of the Residence and in particular shall comply with the requirements of all such Laws relating to health, water supply, sewerage, and fire (except to the extent that it may require structural alterations or additions to the Residence);
- (f) attain a high level of professionalism in operating and managing the Residence which is consistent with the management and operation of serviced apartments and in accordance this Agreement;
- (g) maintain proper recording, books of account and other records usual for the letting and management of the Residence;
- (h) provide other non-accommodation services as is listed in the definition of “Other Revenue” as may be required by the Residence from time to time in order for operate the Residence in accordance with the deluxe hotel apartment rating, the costs and revenue of which are accountable solely to the Operator;
- (i) the marketing of the Residence to prospective tenants for the purpose of letting the Residence in accordance with this Agreement;
- (j) the preparation and issue of the Lease or associated documentation to the Tenant;
- (k) the selection of appropriate tenants to lease the Residence;
- (l) checking of the quality and state of repair of the Contents prior to the Tenant being given possession of the Residence pursuant to the Lease and upon expiry of the Lease; and
- (m) periodic checking of the Contents in accordance with the Lease and advising the Owner where Contents are missing and deducting replacement costs for such Contents from the Security Deposit where authorized pursuant to the Lease.

**“Long Lease Management Program”**

means the exclusive apartment management program operated in the Building and administered by the Operator where the Operator will provide Letting Services to the Owner;

<b>“Management Fee”</b>	means the fee payable by the Owner to the Operator in respect of the Letting Services, in an amount equal to: (a) 5% of the Rent for the Lease term (subject to applicable government fees); and (b) for any extended period pursuant to clause 4.2 the percentage shall be determined by the Operator at its sole discretion which shall be notified to the Owner in writing from time to time;
<b>“Occupancy Rights”</b>	means the Owner’s rights described in clause 5.3 hereto;
<b>“Ownership Costs”</b>	means all costs related to the ownership of the Residence as set out in clause 10.2 which are to be fully reimbursed by the Owner to the Operator in accordance with this Agreement;
<b>“Other Revenue”</b>	means the money actually received by the Operator from the Tenant occupying the Residence (excluding the Rent paid or payable) for the provision of the following non-accommodation services: (a) food and beverage; (b) laundry and dry cleaning for the occupants; (c) telephone; (d) miscellaneous merchandise; (e) facsimile; (f) car parking; (g) arranging transportation; (h) foreign exchange; (i) entertainment services; (j) recreation and health facilities; (k) conference room use; (l) safe custody; (m) computer or other audio visual equipment hire; (n) in-house videos, movies or television advertising; (o) travel or accommodation services, limousine hire, tours and theatre bookings; (p) portage; (q) packaged daily mini clean services above and beyond the departure clean of the Residence; and (r) any other services associated with The Building accommodation facilities or the letting out of the Residence.
<b>“Owner’s Entitlement”</b>	means the amount payable to the Owner of the Residence calculated as the Rent less Management Fee or Reduced Management Fee and Ownership Costs whichever applicable;
<b>“Party” or Parties”</b>	means the Operator and/or the Owner, as the context requires;

<b>“Reduced Management Fee”</b>	means the reduced fee payable in accordance with clause 5.2 payable by the Owner (or Tenant on behalf of the Owner) to the Operator in respect of the Letting Services, in an amount equal to: <ul style="list-style-type: none"> <li>(a) 2.5% of the Rent for the Lease term (subject to applicable government fees) or the standard fees as determined by the Operator at its sole discretion, whichever is higher;</li> <li>(b) for any extended period pursuant to clause 4.2 the percentage or minimum fees structure shall be determined by the Operator at its sole discretion which shall be notified to the Owner in writing from time to time;</li> </ul>
<b>“Rent”</b>	means the total rent payable by the Tenant (excluding any applicable government fees) under the Lease and subject to clause 6.1 of this Agreement;
<b>“Residence”</b>	means the apartment unit in The Building to which the Owner holds a bona fide unequivocal legal ownership title, more particularly described as the Residence No listed in the First Schedule and includes the Contents and parking bays attached or allocated to the Owner’s Residence;
<b>“Security Deposit”</b>	means a security deposit payable by the Tenant in accordance with the Lease;
<b>“Service Charge”</b>	means the service charges assessed against the Residence by the Building management or the Association, including any service charges which may be levied against the Residence by any Government Authority;
<b>“Tenant”</b>	means a person/s who has been selected in accordance with clause 5.1 or clause 5.2 of this Agreement to enter into the Lease;
<b>“Term”</b>	means the term of this Agreement, which shall be deemed to comprise that period from and including the Commencement Date until the anniversary of twelve (12) months after the Commencement Date, subject to clauses 4.1 and 4.2;
<b>“UAE”</b>	means the United Arab Emirates; and
<b>“Utilities and Services”</b>	means all utilities and services that service the Residence from time to time including but not limited to gas, water, power, cooling and heating services, telephone and sewerage.
<b>“VAT”</b>	means the Value Added Tax as imposed by the Federal Tax Authority under the Federal Decree-Law No. (8) of 2017 on Value Added Tax, as amended from time to time.
<b>“Valid Tax Invoice”</b>	means a VAT invoice that meets all of the requirements of the relevant GCC law.

## **2. INTERPRETATION**

2.1 Unless the contrary intention appears, the covenants, terms and conditions contained in this Agreement shall be interpreted as follows:

- (a) words denoting a gender include all genders;
- (b) words denoting the singular number include the plural and vice versa;

- (c) the headings contained in this Agreement are for convenience and identification of clauses only and shall not otherwise affect its interpretation;
- (d) any covenant, indemnity or agreement on the part of or for the benefit of two or more persons shall bind or benefit (as the case may be) any two or more of them jointly and each of them severally;
- (e) all dates and periods of time shall be determined by reference to the Gregorian Calendar;
- (f) the Recitals, Definitions, and the following Schedules form an integral part of this Agreement, and shall have effect as if set out in full in the body of this Agreement and any reference to this Agreement includes the Recitals, Definitions, and the Schedules;
- (g) if any provision in a definition in this Agreement is a substantive provision conferring rights or imposing obligations then, notwithstanding it is only in the Definitions clause of the Agreement, effect shall be given to it as if it were a substantive provision in the body of this Agreement; and
- (h) references to “**Owner**” shall be deemed to include any joint owner, and each of the Owner and any joint Owner are jointly and severally liable for the obligations contained in this Agreement.

### **3. APPOINTMENT OF THE OPERATOR**

- 3.1 The Owner appoints the Operator to provide Letting Services for the Residence and the Operator accepts the appointment. The appointment of the Operator is exclusive.
- 3.2 The Owner hereby grants to the Operator the sole and exclusive right with all necessary authority to operate and manage the letting of the Residence to Tenants in accordance with the terms of this Agreement including such things as:
  - (a) terminating tenancies and/or visits of occupiers of the Residence for noisy, offensive or unlawful behaviour;
  - (b) inform others (including the police) of information necessary to eject and/or prosecute offensive guests, visitors and Tenants; and
  - (c) any other actions as is necessary to operate and manage the Residence.
- 3.3 The Owner will not during the Term of this Agreement let or agree to let the Residence nor grant any license or other rights in relation to the Residence to any other person for the provision of services similar to that of the Operator subject to the owner’s Occupancy Rights pursuant to clause 5.3.
- 3.4 Upon signing this Agreement, the Owner will provide to the Operator all keys (hard and magnetic keys), security tags, manuals for any of the Contents and any other items required for the use and security of the Residence in order for the Operator to manage the Residence pursuant to this Agreement.

### **4. TERM**

- 4.1 This Agreement will commence on the Commencement Date and shall continue either for the Term as renewed in accordance with Clause 4.2 or for the term of any Lease entered into pursuant to this Agreement, whichever expires later, unless terminated in accordance with clause 15.

- 4.2 The Term of this Agreement shall automatically renew upon the expiry of each Term (“**Renewal Date**”) for an unlimited number of terms, unless otherwise terminated in accordance with this Agreement. The Operator may, at its discretion, provide a written notice to the Owner thirty (30) days prior to the Renewal Date, outlining any revised conditions for the subsequent Term of the Agreement, including but not limited to the revised Management Fee and Reduced Management Fee, whichever is applicable (the “**Revised Conditions**”).
- 4.3 Upon the Renewal Date, the Revised Conditions shall automatically become binding upon the Owner. If the Owner wishes to object to the Revised Conditions, they must provide a written notice to the Operator no later than fifteen (15) days before the Renewal Date. Absence of such a notice will be deemed as an unconditional acceptance by the Owner of the Revised Conditions, and the Agreement will automatically renew incorporating these Revised Conditions as proposed by the Operator.
- 4.4 In the event that the Owner objects to the Revised Conditions within the period stipulated under Clause 4.3 and an agreement with the Operator cannot be reached, the Operator unequivocally reserves its right to terminate this Agreement in accordance with its established termination rights.

## **5. SELECTING TENANTS AND THE OWNER’S RIGHT TO OCCUPY**

- 5.1 Subject to clause 5.2 and clause 6.1 below, the Operator or Owner shall select the Tenant, subject to the satisfaction of the criteria decided by the Operator or Owner in its sole and absolute discretion. If the Tenant is solicited and secured by the Operator pursuant to this clause 5.1 then the Operator is entitled to the Management Fee.
- 5.2 Pursuant to this clause 5.2, the Owner shall pay the Reduced Management Fee if it solicits and secures his own Tenant. The Owner’s right to secure its own Tenant for the Residence is subject to the Tenant agreeing and executing the Lease unconditionally and to adhere to any other reasonable conditions reasonably required by the Operator.
- 5.3 The Owner:
- (a) has the right to occupy the Residence provided that a Tenant has not been selected by the Operator and/or no Lease has been entered into in accordance with this Agreement and the Owner shall bear all costs associated with its occupancy of the Residence; and
  - (b) acknowledges that it may not allow anyone (other than the Owner or an immediate family member of the Owner) to occupy the Residence other than in accordance with this Agreement.

## **6. LETTING OF RESIDENCE**

- 6.1 The Operator will offer the Residence to be let according to the conditions of this Agreement and in accordance with the Lease and generally on terms and at a Rent, which is comparable to the current market rent for serviced apartments which in the Operator’s opinion and sole discretion will maximize the occupancy of and Rent received in relation to the Residence, subject to the Owner’s approval provided always the Rent is not less than 85% of the then existing market rent or rents of comparative serviced Residences, otherwise the Operator retains final discretion in the interest of ensuring a fair remuneration of its services provided under this Agreement.
- 6.2 The Owner understands that whether or not the Residence is let will depend upon the requirements of prospective tenants and the quality and standard of the Residence and its contents. For avoidance of doubt, the Operator does not guarantee in any way any amount of the Rent nor that it will be able to secure suitable tenants for the Residence.

## **7. OPERATOR'S DUTIES, RIGHTS AND OBLIGATIONS**

7.1 During the Term, the Operator shall:

- (a) provide the Letting Services;
- (b) pay the Owner's Entitlement in accordance with clause 9;
- (c) establish in its sole and absolute discretion reasonable Rent for letting of the Residence, which in the Operator's reasonable opinion will maximize the occupancy of the Residence; and
- (d) obtain and maintain insurance coverage to cover general workers compensation, and public liability for an amount and with an insurer as may be determined by the Operator from time to time ("**Insurer**").

7.2 The Operator may without the prior written consent of the Owner assign any or all of its rights and obligations under this Agreement to any person or entity in its absolute discretion.

## **8. OWNER'S DUTIES, OBLIGATIONS AND ACKNOWLEDGMENTS**

8.1 During the Term, the Owner shall:

- (a) be obliged to subscribe to the Utilities and Services as required by the Operator from time to time, and do all things necessary to ensure that the Residence has the full benefit of the Utilities and Services;
- (b) provide all reasonable assistance to the Insurer(s) in respect of any loss or damage arising from any claim in relation to the Contents, if requested by the Operator or Insurer to do so;
- (c) in the event of a successful claim under any insurance policy, ensure that the proceeds of such insurance claim shall be laid out in replacing the Contents, or part thereof, with items of equivalent standard or as near as possible thereto;
- (d) within seven (7) days of the date of execution of this Agreement provide the Operator in formal writing with the following:
  - (i) a valid email address for the Operator to send any relevant information to the Owner, unless provided herein; and
  - (ii) details of a valid bank account (which will accept transfers from the Operator's nominated UAE bank) for which the Operator will transfer the Owner's Entitlement, with all related bank charges to be borne by the Owner.
- (e) immediately notify the Operator in writing of any change to the details provided in clause 8.1(d);
- (f) not occupy, access or permit the Residence to be occupied or accessed other than as is permitted under this Agreement;
- (g) give the Operator the unfettered right to access the Residence, without interruption to enable it to carry out its duties pursuant to this Agreement;
- (h) accept without exception the Operator's sole and absolute authority to negotiate the terms and conditions of the Lease on behalf of the Owner;
- (i) accept without exception that the Operator shall collect Rent and other payments from the Tenant in accordance with this Agreement and the Lease;
- (j) allow the Operator to enter the Residence prior to the Commencement Date in order to show the Residence to prospective tenants or occupants, or for any other marketing or other related purposes that is related to the conduct of the Own-



To-Lease Program;

- (k) not interfere with any business conducted by the Operator;
- (l) not enter into any arrangement in any way which will result in a premature termination of the Lease and compromise any rights conferred on the Operator under this Agreement or affect the Long Lease Management Program;
- (m) comply with the provisions of any Laws and the by-laws of the Association (if formed) in force from time to time;
- (n) refer all leasing and tenancy enquiries in relation to the Residence directly to the Operator by notice in writing to the Operator
- (o) pay any and all taxes, levies, the Service Charges and all other charges related to the Residence, which may be deducted from the Owner's Entitlement or from any other income received by or payable by the Owner pursuant to the Long Lease Management Program, or may be reimbursed by the Owner to the Operator immediately upon notice of payment by the Operator; and
- (p) ensure that the Residence and the Contents are in a good, clean condition and of a standard expected of a serviced Residence prior to the commencing date of any Lease entered into in accordance with this Agreement.

8.2 The Owner acknowledges that:

- (a) he/she shall have no right, claim or objection against the Operator with respect to the Lease document and agrees that the Lease and the conditions and terms of the Lease may be amended by the Operator at any time in the Operator's sole and absolute discretion;
- (b) the Operator is not an insurance agent or broker and releases the Operator from any loss or claim arising as a result of any failure of an insurer to pay a claim;
- (c) the Operator is not obliged to inform the Owner of any changes in availability of the Residence arising from a cancellation of a Lease or any change of mind of any prospective tenant or other similar circumstances;
- (d) All security deposits payable by the Tenant in accordance with the Lease that are forfeited shall be applied first to pay in full the Ownership Costs, the Management Fee or Reduced Management Fee (as applicable), or any other sums outstanding or owed to the Operator before being used to rectify and repair any damage to the Residence or the Contents (in accordance with the Lease). If the security deposit is insufficient to cover these costs, the Owner is obligated to cover the shortfall upon written notice by the Operator. If there is any amount remaining of the Security Deposit after covering these costs, it shall then be paid to the Owner.
- (e) the Operator will only be obliged to use the contact details for the first mentioned Owner as named on the first page of this Agreement. The first mentioned Owner must forward all correspondence and information in relation to this Agreement to any joint owner. The Owner indemnifies (and must keep indemnified) the Operator against any and all claims or costs that may arise as a result of the first named Owner's failure to pass on any information to its joint owners under this Agreement;
- (f) the results for the performance of the Residence may be affected by changes in financial, economic, Law and statutory acts and/or other conditions and circumstances beyond the Operator's control;

- (g) in assessing the performance of the Residence the Operator will to its best knowledge, take into consideration the prevailing competitive market conditions effecting the accommodation industry, particularly as it may affect costs, occupancy rates, and tariffs in competitive apartment buildings, and the necessity for the Own-To-Lease Program to be placed on an even footing competitively with those comparable apartment buildings;
- (h) during the Term, the Owner waives its usage rights to the Leisure and Other Facilities and hence shall be prohibited from using the same, except under the provision of clause 5.3;
- (i) Service Charges and emergency expenses for services provided by other third parties are not within the control of the Operator and the Operator will have the right to pay all Service Charges and/or all emergency expenses from the Leasing Deposit and set-off in accordance to clause 17 any such amounts paid by the Operator for such charges relevant to the Residence (or a relevant proportion of such charges if a charge is levied against The Building as a whole taking in consideration the square footage of the Residence as a ratio of the total square footage of the entire building) against the Owner's Entitlement; and
- (j) the Owner's Entitlement relates solely to Rent generated from the Residence and the Owner is not entitled to any share of the Other Revenue generated by the Operator in providing goods and services to the Tenant and/or Residence or in any revenue or rent generated for other apartments in The Building.

## **9. PAYMENTS AND OWNER'S ENTITLEMENT**

- 9.1. The Management Fee or the Reduced Management Fee (whichever is applicable) becomes due and payable to the Operator upon execution of the Lease or once the Tenant occupies the Residence, whichever is earlier.
- 9.2. The Owner's Entitlement shall be paid to the Owner in a manner consistent to (and upon the Operator's receipt of the actual sums paid for the Rent pursuant to) the Lease. By way of example, if Rent is payable in two (2) bi-annual equal instalments for a lease term of twelve (12) months, the Owner's Entitlement shall be calculated and paid only upon the Operator's receipt of each of the two instalment payments subject to clauses 9.3 to 9.5 below.
- 9.3. Notwithstanding clause 9.2, the Operator shall deduct its Management Fee or the Reduced Management Fee (as applicable) from the first instalment of the Rent paid by the Tenant in accordance with the Lease. In the event that this first instalment of Rent is not sufficient to cover the Management Fee or the Reduced Management Fee (as is applicable) then the Operator is entitled to deduct any shortfall from subsequent Rent payments until the Management Fee or the Reduced Management Fee (as applicable) is paid in full. This clause 9.3 shall apply each time the Management Fee or the Reduced Management Fee (whichever is applicable) becomes payable throughout the term of the Lease. In the event that the Rent is not sufficient to cover the Management Fee or the Reduced Management Fee (as is applicable) then, the Owner is obligated to cover the shortfall upon written notice by the Operator.
- 9.4. After the Operator deducts the relevant Management Fee or Reduced Management Fee (whichever is applicable) from any instalment of Rent received, the Operator shall deduct any applicable Ownership Costs and the Operator shall transfer to the Owner the Owner's Entitlement within sixty (60) days of receiving such Rent instalment. The Owner's Entitlement will be transferred into the bank account referred to in clause 8.1(d)(ii).
- 9.5. The Operator is not liable for any delay in payment of the Owner's Entitlement caused by any delay by the Tenant to make its Rent payments in accordance with the Lease.

- 9.6. In the event that the Lease prematurely terminates for reasons not resulting from the Owner's default and any portion of the Rent becomes uncollectible, the Operator shall refund to the Owner an amount equivalent to of the proportionate amount paid for Management Fee or Reduced Management Fee (as applicable) which is attributed to the uncollected Rent.

## **10. FEES CHARGES AND EXPENSES**

- 10.1 The Operator shall be entitled to be paid the Management Fee or the Reduced Management Fee (whichever is applicable) which shall be borne by the Owner or as otherwise agreed with the Tenant, and thereby authorizes the Operator to deduct the relevant fee from the Rent or collect the same from the Tenant, whichever applicable.
- 10.2 The Owner further agrees that the Operator is also entitled to collect from the Tenant or deduct from the Rent, any future taxes, levies and/or other charges (including but not limited to Service Charges) that are levied on the Residence which the Operator has paid or incurred out-of-pocket on the Owner's behalf (the "**Ownership Costs**").

## **11. CONTENTS**

- 11.1 The Operator acknowledges and agrees that the Contents of the Residence are, and will remain, the property of the Owner.
- 11.2 The Owner acknowledges that the Contents will be utilized for the purposes of letting the Residence to Tenants pursuant to the provisions of this Agreement and the Owner authorizes the Tenant use the Contents in the Residence during the Term.
- 11.3 The Operator shall be entitled to, refurbish, replace, and redecorate the Contents, or part thereof in the Operator's absolute discretion provided that the Operator has the prior approval from the Owner (such approval not to be unreasonably withheld). The costs of such refurbishment, replacement and redecoration shall be the responsibility of the Owner.

## **12. MAINTENANCE OBLIGATIONS**

- 12.1 If the Operator in its sole discretion and for any reason decides to charge the Owner an additional fee for any loss, damage, maintenance and repair to the Residence or the Contents caused by fair wear and tear by the Tenant or any other person then the Operator may do so at any time, and the Owner agrees to pay all such reasonable costs on demand.
- 12.2 The Owner is responsible for all costs associated with maintaining the Residence and Contents in good repair (subject to any such obligations passed on to the Tenant in the Lease).

## **13. INDEMNITY**

- 13.1. The Owner shall defend, indemnify, hold harmless, release and will reimburse the Operator (including its directors, officers, staff, employees, agents, contractors or other representatives ("**Affiliates**") from and against all claims, losses and damages and/or liabilities, including all costs and expenses incidental thereto, brought against or suffered or incurred by the Operator, arising from or out of:
- (a) any action taken or omitted to be taken by the Operator or its Affiliates pursuant to the performance of its obligations under this Agreement; or
  - (b) any injury or death by or to any person or default if it:
    - (i) occurs in the Residence;
    - (ii) arises from the use of services in the Residence;

- (iii) arises from the overflow or leakage of water from the Residence; or
- (iv) relates to any security measures within or about the Residence,

save to the extent that those claims, damages, losses or liabilities arise out of the gross negligent act or omission of the Operator.

- 13.2. The Operator shall not be liable to the Owner for indirect, incidental, consequential, punitive or special damages, including without limitation, damages for loss of profit or use irrespective of the cause of those damages and nor for any damages, losses, expenses or costs incurred or suffered by the Owner arising from or out of any acts or omissions of any director, officer, employee, agent, contractor or other representative of the Operator in performing or purporting to perform, the Operator's obligations under this Agreement, except for losses caused by the Operator's gross negligent act or omission.
- 13.3. The Owner must not make any objection, claim or demand as to the performance (or non-performance) of the Residence in the Long Lease Management Program or for any returns due to the Owner as a consequence of this Agreement and agrees to hold the Operator, its servants, contractors or agents (including the Operator) harmless for any and all losses (either financial, proprietary or otherwise) that the Owner may suffer or incur that arises out of or in any way relates to this Agreement. The Owner agrees that the Operator will not be responsible for any loss or damage the Owner suffers or incurs if:
- (a) the Operator grants any extension of time for payment of Rent or any other indulgence to a guest or Tenant;
  - (b) a guest or Tenant causes damage to the Residence; or
  - (c) a guest or Tenant does not pay the Rent;
  - (d) the owner does not acknowledge in writing within 5 working days the information received from the Operator stating that a cheque issued by the Tenant has bounced and despite several follow ups, the operator is unable to collect the owed funds.

## **14. ASSOCIATION**

- 14.1 In the event an Association for The Building is established during the Term of this Agreement, the Owner hereby delegates and assigns its proxy rights exclusively to the Operator and authorizes the Operator to attend all meetings and vote at such meetings in its sole discretion on behalf of and in place and stead of the Owner. The Owner undertakes to take all actions required and sign all documents necessary to give effect to the provisions of this clause upon the Operator's written request.
- 14.2 In the event the Operator requires the Owner to attend any of the Association meetings, the Owner undertakes and agrees to vote in the same way as the Operator nominates in writing before the meeting.

## **15. TERMINATION**

### **15.1 Termination by the Operator**

The Operator is entitled to terminate this Agreement without liability or prejudice to any other rights in Law as follows:

- (a) by serving fourteen (14) day notice in writing to the Owner if:
  - (i) the Operator at its sole discretion deems that it is no longer economically viable to continue with the operation and management of the Long Lease Management Program;

- (ii) any governmental or regulatory authority introduces new (or amends any existing) Laws, regulations, approvals and/or licenses which may affect or impact the legality or viability of the Long Lease Management Program or the overall lodging industry;
  - (iii) The Building is reclassified (or its classification with any Government Authority is amended) to no longer permit a hotel and/or serviced Residences and as a result, this will lead to the termination of the Operator's services to The Building;
  - (iv) there are any adverse changes to the Operator's license/s and/or approvals with any Government Authority for operation of The Building and/or to the Long Lease Management Program;
  - (v) the Operator's hotel management agreement with the Developer of the Building is terminated for any reason; OR
- (b) immediately:
- (i) in the event that the Owner assigns or transfers this Agreement (except in accordance with clause 16.4), the Agreement will be terminated immediately upon written notice from the Operator; or
  - (ii) if the Owner fails to remedy any breach of this Agreement after receiving fourteen (14) day notice in writing from the Operator requiring remedy of the breach; OR
- (c) For convenience, by serving thirty (30) days' written notice to the Owner, without the need to provide any reason or justification.

## 15.2 Termination by the Owner

The Owner may terminate this Agreement for whatsoever reasons without penalty by providing the Operator with thirty (30) days written notice in advance provided that:

- (a) a Lease has not been entered into with respect to the Residence; and
- (b) a Tenant is not entitled to occupy the Residence pursuant to a valid Lease; and
- (c) no binding documentation (such as letter of offer) has been entered into with a Tenant or proposed Tenant for the Residence (even if they do not yet occupy the Residence); and
- (d) such termination by the Owner will not cause any liability, loss, damage or cost to the Operator.

## 15.3 Rights and Obligations on Termination

- (a) In the event that this Agreement is terminated, then neither Party shall have any further liability to the other from the termination date however such termination will be:
  - (i) without prejudice to the rights and remedies of the Parties that may have accrued prior to the date of termination of this Agreement; and
  - (ii) subject to any rights of occupation of the Residence as a result of the lease or any agreement that the Operator has made with a third party before the notice of termination was given by the Operator.
- (b) In addition to any rights on termination of this Agreement by the Operator pursuant to clause 15, the Operator shall be entitled, without notice and without prejudice to any other rights available in Law, to recover any further loss, if any, that the Operator may suffer in the process of any action taken under this clause 15.3 or otherwise arising out of a breach by the Owner of this Agreement.

- (c) If the Owner terminates this Agreement in accordance with clause 15.2, the Owner acknowledges that it shall not use the services of any agent, leasing agent or property manager to secure a tenant for the Residence, nor shall the Owner, in its own capacity, be entitled to source a tenant who will occupy the Residence without paying the Reduced Management Fee to the Operator. This provision survives termination of this Agreement.

## **16. ASSIGNMENT, DELEGATION AND SUBCONTRACTING BY THE OPERATOR**

- 16.1 The Operator may freely assign any or all of its rights and obligations under this Agreement to any third party or entity (the "**Assignee**"), without obtaining any consent or approval from the Owner. The Operator will effectuate such assignment by providing notice in writing to the Owner. Upon receipt of such notice, the Owner shall recognize the Assignee as the new Operator under this Agreement. Following the completion of the assignment, the Assignee will assume all rights and obligations as the 'Operator' under this Agreement.
- 16.2 From the date of the assignment, the Operator will be released and discharged from any further liability under this Agreement but without prejudice to the rights and remedies of either Party arising in respect of anything occurring prior to the date of assignment.
- 16.3 The Owner acknowledges and agrees that the Operator reserves the right at its sole discretion and without reference and/or notice the Owner and consent of the Owner, to delegate, subcontract and/or nominate an agent, subcontractor or appointee to perform and receive all or any part of its rights and obligations under this Agreement as it deems fit.
- 16.4 In the event that the Owner sells the Residence at any time during the Term of this Agreement (or any extended period pursuant to clause 4.2), the Owner covenants to require any new Owner to enter into an Long Lease Management agreement with terms similar to this Agreement. The new Owner will be bound by the provisions of this Agreement as if they were the original Owner herein, including but not limited to the notice provisions in clause 15. Failure of the Owner to secure such agreement from any potential buyer shall be considered a material breach of this Agreement.
- 16.5 Apart from clause 16.4 relating to sale of the Residence by the Owner, the Owner is not otherwise entitled to assign or otherwise transfer this Agreement.

## **17. SET-OFF**

- 17.1 The Operator shall be entitled but not obliged at any time or times without notice to the Owner to set off any liability of the Owner to the Operator against any liability of the Operator to the Owner or any amounts to be forwarded to by the Operator to the Owner (in either case howsoever arising and whether any such liability is present or future, liquidated or unliquidated and irrespective of the currency of its denomination) and may for such purpose convert or exchange any currency. Any exercise by the Operator of its rights under this clause shall be without prejudice to any other rights or remedies available to the Operator under this Agreement or otherwise.
- 17.2 All amounts due by the Owner under this agreement shall be paid in full without any deduction or withholding other than as required by Law and the Owner shall not be entitled to assert any credit, set-off or counterclaim against the Operator in order to justify withholding payment of any such amount in whole or in part.

## **18. OPERATOR'S DISCRETION IN TENANT MANAGEMENT**

- 18.1 The Operator shall have the right, without requiring the Owner's consent or prior approval, to manage all matters related to delinquent Tenants. This includes, but is not limited to, the granting of extensions of time for payment of Rent, the granting of discounts on the Rent,

and the provision of any other indulgences to a Tenant or guest. The Owner acknowledges and agrees to this discretion of the Operator, and shall not object to, interfere with, or challenge these actions.

## **19. ACCOUNT**

19.1 The Operator shall be entitled to establish an account with a financial institution selected in the Operator's sole and absolute discretion (the "**Account**") into which the following debits and credits will be made or deducted:

- (a) The Rent will be credited into the Account;
- (b) The Management Fee or the Reduced Management Fee and Ownership Costs as applicable (deducted from the Rent) shall be debited from the Account;
- (c) The Owner's Entitlement, once payable pursuant to this Agreement shall be debited from the Account.

## **20. GENERAL PROVISIONS**

### **20.1 Notices**

- (a) any notice given under this Agreement shall be in writing and shall be served by delivering it personally or sending it by courier or fax to the address or fax number as set out in this Agreement, and which shall be deemed served as set out below:
  - (i) if delivered personally, at the time of delivery; and
  - (ii) in case of courier, on the date of delivery as evidenced by the records of the courier; and
  - (iii) in case of an email, on the date of transmission.
- (b) either Party may amend their address for service by furnishing the other Party with a fourteen (14) day written notice of the new address. After expiry of the fourteen (14) day notice period, the Agreement shall stand amended and the new address shall be deemed that Party's address for service of all notices and documents in future.
- (c) the address for service of both Parties must be within the U.A.E.

### **20.2 Taxes and VAT**

- (a) The Parties agree that any amount referred to in this Agreement is a reference to that amount expressed on a VAT exclusive basis, unless indicated otherwise.
- (b) The Operator shall not be liable for any income taxes, corporate taxes and/or or any other taxes, levies, and/or exchange controls attributable to income earned by, or paid to, the Owner. This exemption extends to, but is not limited to, indirect taxes such as sales tax or VAT that may be applicable to the Operator's services.
- (c) The Owner is responsible for any property taxes and any and all other taxes or fees levied against the Residence or the Owner by any governmental, regulatory, or other competent Government Authority.
- (d) In the event of the imposition of any stamp duty, registration fees, or other duties, charges, or taxes on this Agreement or the Residence at any point during the Term, the Owner shall be solely responsible for the timely payment of all associated taxes, costs, and expenses. The Owner's obligation to cover these costs shall be over and above any other financial responsibilities stipulated under the terms of this Agreement.
- (e) In the event of any changes in tax laws, rates, or the introduction of new taxes, the

Owner will be responsible for these additional taxes and costs.

- (f) The Owner shall bear all risk and loss in respect of any currency exchange rates or fees and any withholding taxes or other taxes on the Owner's Entitlement or any amount paid to the Owner under this Agreement.
- (g) If the Owner fails to fulfil their tax, fee, or duty obligations, the Operator has the right to terminate this Agreement or pay the owed amount and seek reimbursement from the Owner, at the Operator's discretion.
- (h) The Owner will reimburse the Operator for any reasonable costs or fees incurred in connection with the enforcement of this Agreement, including but not limited to administrative and legal costs.
- (i) If the Owner is VAT registered, and to the extent that VAT is payable by the Owner in respect of any supply made by the Owner to the Operator under or in connection with this Agreement, the consideration to be provided under this Agreement for that supply is increased by an amount equal to the VAT exclusive consideration (or its VAT exclusive market value if applicable) multiplied by the rate of VAT applicable to that supply. The Owner will promptly issue a Valid Tax Invoice to the Operator in respect of the supply, following clearance of the post-dated cheque and VAT due (or the receipt of any other form of payment) from the Operator.

### **20.3 Force Majeure Event**

- (a) In case of the occurrence of a Force Majeure Event, the Operator will give written notice to the Owner thereof (whether electronically or otherwise) and such notice shall set forth the cause, commencement and expected duration of such event;
- (b) For the duration of the Force Majeure Event, each Party will be relieved from performing such obligation hereunder as it is prevented from performing due to such Force Majeure Event;
- (c) In case of any Force Majeure Event continues for a period exceeding six (6) months, the Operator may give notice of termination without any compensation being due to the Owner.

### **20.4 Pets**

The Operator shall use all reasonable endeavours to ensure that Tenants do not permit pets or other animals in the Residence. Notwithstanding the foregoing, the Operator does not give any warranty in this respect and shall have no liability in the event that pets or other animals occupy the Residence.

### **20.5 No Warranty and Indemnity**

- (a) The Operator will not guarantee or provide any warranties to the Owner as to the viability or potential profitability of the Long Lease Management Program and does not warrant that the Owner will receive any income. The Owner has made its own financial feasibility and has not relied on any representations given by the Operator or any of the Operator servants, contractors, or agents (including the Operator). The Owner confirms that it enters into this Agreement of its own accord after making such studies as it has deemed necessary;
- (b) The Operator, its servants, contractors or agents (including the Operator) will not be responsible or held liable for any damage or loss caused through a breach of any Law



or regulation by any occupier, Owner, visitor, invitee or licensee or any independent contractor in or about the Residence;

- (c) The Operator, its servants, contractors or agents (including the Operator) does not guarantee the security or safety of the Owner, any person or any property within or about the Residence.

#### **20.6 Waiver**

Failure of either Party at any time to require performance by the other Party of any provision hereof will in no way affect the full right to require such performance at any time thereafter. Waiver by either Party of a breach of any obligation hereunder will not constitute a waiver of any succeeding breach of the same obligation. Failure of either Party to exercise any of its rights provided under this Agreement will not constitute a waiver of such right.

#### **20.7 Invalidity of Particular Provisions**

If any term of this Agreement (including this clause) or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable it must be severed from this Agreement, and the remainder of this Agreement shall be unaffected by the severance and be valid and enforceable to the fullest extent permitted by Law.

#### **20.8 Entire Agreement**

- (a) This Agreement constitutes the entire agreement and understanding between the Parties as to the subject matter of this Agreement. This Agreement supersedes all prior documents, agreements, understandings, brochures, projections, presentations, reports, and any other communications, whether written or verbal, entered into prior to the date of this Agreement in relation to the subject matter of this Agreement.
- (b) No oral explanation or information provided by a Party to another affects the meaning or interpretation of this Agreement or constitutes any collateral agreement, warranty or understanding.

#### **20.9 Joint and Several Liability**

- (a) Where there is more than one Owner for a Residence, all representations, warranties, undertakings, covenants, agreements and obligations made, given or entered into in this Agreement by the Owners are made, given or entered into jointly and severally by each of the persons names as the Owners;
- (b) The Operator may take action against any one or more of the Owners and/or may release or compromise in whole or in part the liability of any one or more of the Owners under this agreement or grant any time or other indulgence without affecting the liability of the other Owner.

#### **20.10 Binding on Successors**

This Agreement shall be for the benefit of and binding upon the Parties and their heirs, executors, successors-in-title and permitted successors and assigns.

#### **20.11 Counterparts**

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same agreement.

#### **20.12 Confidentiality**

The Parties agree that the matters set forth in this Agreement are strictly confidential. Except as disclosure may be required to third party buyers of the Residence, or as may be required

by Law, or by the order of any government, regulatory authority, or tribunal or otherwise to comply with legal requirements, each Party shall make every effort to ensure that such information is not disclosed to any other third person without the prior consent of the other Party. The obligations set forth in this clause shall survive any termination or expiration of this Agreement.

**20.13 Costs of this Agreement**

The Parties must bear their own costs of and incidental to the negotiation, preparation and execution of this Agreement.

**20.14 Stamp Duty, Registration Costs or Other Duties**

If at any time during the Term any stamp duty, registration costs or other duties are imposed on this Agreement, the Owner must pay all costs in association thereto.

**20.15 Variation and Cancellation**

No agreement varying, adding to, deleting from or cancelling this Agreement shall be effective unless reduced to writing and signed by or on behalf of the Parties.

**21. GOVERNING LAW, JURISDICTION AND CURRENCY**

21.1 The Parties agree to abide by the laws, regulations, decrees and rules applicable in the Emirate of Dubai, UAE and all directions, guidelines and Laws of any competent authority from time to time. This Agreement shall be construed and enforced in accordance with the Laws of Dubai and the UAE.

21.2 The courts in Dubai, UAE, shall have exclusive jurisdiction to decide any matter relating to this Agreement.

21.3 The lawful currency of the UAE is the Dirham and all payments due under this Agreement shall be paid in Dirhams.

**22. FURTHER ASSURANCES**

22.1 Each Party shall promptly execute and deliver all such documents, and do all such things, as the other Party may from time to time reasonably require for the purpose of giving full effect to the provisions of this Agreement.

22.2 The Owner undertakes to do all things and sign, execute and deliver all documents (including, if necessary a rental agreement) and perform such other acts as may be required by the Operator in order:

- (a) for the Residence to be classified as hotel apartments;
- (b) for the Operator to obtain and maintain all necessary approvals and licenses (including but not limited to licenses and approvals issued by the Dubai Department of Tourism and Commerce Marketing if required); and
- (c) to give full effect to the terms and conditions of this Agreement and to perfect, protect and preserve all rights of the Operator in order to operate The Building and the apartments located therein as hotel apartments.

**23. OWNER'S ACKNOWLEDGEMENT**

The Owner declares and acknowledges that:

- (a) the Owner has read this Agreement in full and fully understand the legal effect of the document and how it impacts on the Residence and its use; and
- b) in the event of any dispute or breach by the Owner of this Agreement, Owner shall not seek

to rely on any argument that it was unaware or did not otherwise understand the terms of this Agreement.

For and on behalf of **THE OPERATOR**

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For and on behalf of **THE OWNER**

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Owner

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Owner

## FIRST SCHEDULE

1. **Commencement Date:** [\_\_\_\_\_]

2. **Operator:** [\_\_\_\_\_ **[DAMAC ENTITY NAME]** \_\_\_\_\_], a limited liability company incorporated and existing under the Laws of the Emirate of Dubai and the Federal Laws of the United Arab Emirates, and having its registered address at PO Box 2195, Dubai, UAE

3. **Owner:** Sole/First Owner: [\_\_\_\_\_]

Joint Owner Mr./Ms. [\_\_\_\_\_]

(if applicable and only if the First Owner is an individual)

### For Individuals:

Sole/First Owner: Nationality: [\_\_\_\_\_] Passport No. [\_\_\_\_\_]

Joint Owner: Nationality: [\_\_\_\_\_] Passport No.: [\_\_\_\_\_]

(if applicable)

### For Corporations:

Registration No.: [\_\_\_\_\_] Registered in: [\_\_\_\_\_] Date  
of Registration: [\_\_\_\_\_]

Permanent Address: [\_\_\_\_\_]

(Registered Office for Corporations) City: [\_\_\_\_\_], Zip: [\_\_\_\_\_],  
Country: [\_\_\_\_\_] Tel: [\_\_\_\_\_] Fax: [\_\_\_\_\_]

Correspondence Address: [\_\_\_\_\_]

City: [\_\_\_\_\_] Zip: [\_\_\_\_\_], Country: [\_\_\_\_\_]

Tel: [\_\_\_\_\_], Fax: [\_\_\_\_\_] Mobile: [\_\_\_\_\_],

Email: [\_\_\_\_\_]

4. **Residence No.:** [\_\_\_\_\_]

5. **Building:** [\_\_\_\_\_]

6. **Developer:** [\_\_\_\_\_]

7. **Master Community:** [\_\_\_\_\_]

8. **Master Developer:** [\_\_\_\_\_]

**Representative Authorization Form**

To: Damac Development LLC (“the Seller”)  
P.O. Box 2195, Dubai

I/We the undersigned buyer(s) of the **Unit No.** \_\_\_\_\_ in **Damac Aykon City, Tower B** located at **Aykon City** (Master Community), in Dubai, UAE, (the “Property”) hereby constitute and appoint **DAMAC HOTELS & RESORTS MANAGEMENT L.L.C and its employees** as our Authorized Representative; in my/our name and on my/our behalf, to collect the key(s) of my/our Property from the Seller and represent me/us before the Seller or any of its nominees or representatives or subsidiaries. The above representative is authorized to give a valid receipt when collecting the key from the Seller or its nominee.

I/We indemnify and hold harmless the Seller, the building Management and any of its nominees or representatives or subsidiaries, its officers, agents and employees from and against any and all claims, damages, losses that may arise as a result of this arrangement.

I/We hereby ratify and confirm and agree to ratify and confirm whatsoever our said authorized Representative shall do or purport to do by virtue of this Authorization Form.

Signature: \_\_\_\_\_

Buyer Joint Buyer (if any)

Name : \_\_\_\_\_

Buyer Joint Buyer (if any)

Date : \_\_\_\_\_

Note:











Unit Type	3BD-TYPE-1
TA-LF-102;Round Dining Table	
TA-LF-103;Rect.Dining Table	
TA-LF-104;Round Dining Table	1
TA-LF-105;TV Unit	1
TA-LF-108; Rectangular Side Table	1
TA-LF-109; Coffee Table (Set of 2)	1
TA-LF-110; Side Table	3
TA-LF-201; Dining Chair	6
TA-LF-202; Modular Sofa	
TA-LF-203; Modular Sofa	1
TA-LF-204; Lounge Chair	2
TA-LF-205; Lounge Chair	1
TA-LF-208; Beside Table	
TA-LF-209; Beside Table	2
TA-LF-210; Dressing Table	1
TA-LF-211; Dressing Chair	1
TA-LF-212; Lounge Chair	1
TA-LF-213; Lounge Chair	1
TA-LF-218;Bedside Table	3
TA-LF-219; Dressing Table	2
TA-LF-219A; Dressing Table	
TA-LF-220; Dressing Chair	2
TA-LF-301;Outdoor Chair	2
TA-LF-302;Outdoor Table	1
TA-LF-207; Bedbase+matress	1
TA-LF-216; Bedbase+matress (single)	2
TA-LF-217; Bedbase+matress (single)	1
TA-CA-201; Rug	
TA-CA-202; Rug	1
TA-CA-203; Rug	
TA-CA-204; Rug	1
TA-CA-205; Rug	1
TA-CA-205A; Rug	
TA-CA-206; Rug	1
TA-EQ-101; TV (55")	1
TA-EQ-102; TV (43")	3
TA-LT-201 - Floor Lamp - 1BR / 2BR / 3BR - Living Area	1
TA-LT-202 - Table Lamp 1BR / 2BR / 3BR - Living Area	1
TA-LT-203 - Floor Lamp	1
TA-LT-204 - Bedside Table lamp - STD-3BR	2
TA-LT-205 - Bedside Table lamp - 1BR-3BR	3
TA-LT-207 - Floor Lamp 1BR / 2BR / 3BR - BR 1 & BR 2	2

TA-AC-101 - Stand Mirror 1BR / 2BR / 3BR - Living Area	1
TA-AC-102 - Framed Mirror	3
TA-AC-201 - Artwork (Set of 2) 1BR / 2BR / 3BR - Living Area	1
TA-AC-202 - Artwork 1BR / 2BR / 3BR - Living Area	1
TA-AC-203 - Artwork	2
TA-AC-204 - Artwork 2BR / 3BR - BR 1	1
TA-AC-205 - Artwork 2BR / 3BR - BR 1	1
TA-AC-206 - Artwork 3BR - BR 2	1
TA-SFD-201 - Bedrunner (600mm x 2400mm)	1
TA-SFD-202 - Cushion 1 (500mm x 250mm)	1
TA-SFD-203 - Cushion 2 (500mm x 500mm)	2
TA-SFD-204 - Cushion 3 (500mm x 500mm)	2
TA-SFD-205 - Bedrunner (600mm x 1500mm)	2
TA-SFD-206 - Cushion 1 (500mm x 250mm)	2
TA-SFD-207 - Cushion 2 (500mm x 500mm)	2
TA-SFD-208 - Cushion 3 (500mm x 500mm)	2
TA-SFD-209 - Bedrunner (600mm x 2400mm)	1
TA-SFD-210 - Cushion 1 (500mm x 250mm)	1
TA-SFD-211 - Cushion 2 (500mm x 500mm)	2
TA-SFD-212 - Cushion 3 (500mm x 500mm)	2
CURTAINS (SET)	5

AYKON - OS&E Set Up - Owner's Apt

SR.NO	ITEM	ST
1	Pillow Soft	2
2	Pillow - Firm	2
3	Pillow Case	4
4	Bed Sheet King ( Mattress Size: 180 x 200cm )	1
5	Bed Sheet Twin ( Mattress Size: 120 x 200cm )	0
6	Duvet - King( Mattress Size: 180 x 200cm )	1
7	Duvet - Twin ( Mattress Size: 120 x 200cm )	0
8	Duvet Cover King( Mattress Size: 180 x 200cm )	1
9	Duvet Cover Twin( Mattress Size: 120 x 200cm )	0
10	Rock Glass	2
11	High Ball	2
12	Dinner Knife	2
13	Dinner Fork	2
14	Table Spoon	2
15	Tea Spoon	2
16	Serving/salad spoon + Serving/salad fork	1
17	Dinner Plate	2
18	Coffee Mug	2
19	Cereal Bowl	2
20	Pasta Bowl	2
21	Serving Bowl	1
22	Oven Dish	1
23	Frying pan	1
24	Sauce pan with lid-small 16cm	1
25	Sauce pan w/lid-Large 24cm	1
26	Grater	1
27	Slotted spoon	1
28	Solid spoon	1
29	Ladle	1
30	Spatula	1
31	Masher	1
32	Chopping board	1
33	Can opener	1
34	Cutlery Container for Knives & Forks - extensions	1
35	Stainless steel container for Spatulla and Masher	1
36	Waiters friend - opener	1
37	Vegetable peeler	1
38	Knife block set	1
40	Ice Trays	1
41	Pedal Bin -,12 Ltrs BIN - stainless steel	1
42	Ashtray - ceramic	1
43	Tissue Box HolderLiving Room	1
44	Ice Bucket and Tongs	1
45	Waste Bin (Living Room) - Leather	1

AYKON - OS&E Set Up - Owner's Apt

SR.NO	ITEM	1 BED
1	Pillow Soft	2
2	Pillow - Firm	2
3	Pillow Case	4
4	Bed Sheet King ( Mattress Size: 180 x 200cm )	1
5	Bed Sheet Twin ( Mattress Size: 120 x 200cm )	0
6	Duvet - King( Mattress Size: 180 x 200cm )	1
7	Duvet - Twin ( Mattress Size: 120 x 200cm )	0
8	Duvet Cover King( Mattress Size: 180 x 200cm )	1
9	Duvet Cover Twin( Mattress Size: 120 x 200cm )	0
10	Rock Glass	2
11	High Ball	2
12	Dinner Knife	2
13	Dinner Fork	2
14	Table Spoon	2
15	Tea Spoon	2
16	Serving/salad spoon + Serving/salad fork	1
17	Dinner Plate	2
18	Coffee Mug	2
19	Cereal Bowl	2
20	Pasta Bowl	2
21	Serving Bowl	1
22	Oven Dish	1
23	Frying pan	1
24	Sauce pan with lid-small 16cm	1
25	Sauce pan w/lid-Large 24cm	1
26	Grater	1
27	Slotted spoon	1
28	Solid spoon	1
29	Ladle	1
30	Spatula	1
31	Masher	1
32	Chopping board	1
33	Can opener	1
34	Cutlery Container for Knives & Forks - extensions	1
35	Stainless steel container for Spatulla and Masher	1
36	Waiters friend - opener	1
37	Vegetable peeler	1
38	Knife block set	1
40	Ice Trays	1
41	Pedal Bin -,12 Ltrs BIN - stainless steel	1
42	Ashtray - ceramic	1
43	Tissue Box HolderLiving Room	1
44	Ice Bucket and Tongs	1
45	Waste Bin (Living Room) - Leather	1

AYKON - OS&E Set Up - Owner's Apt		
SR.NO	ITEM	2 BHK_K-Q
1	Pillow Soft	4
2	Pillow - Firm	4
3	Pillow Case	8
4	Bed Sheet King ( Mattress Size: 180 x 200cm )	2
5	Bed Sheet Twin ( Mattress Size: 120 x 200cm )	
6	Duvet - King( Mattress Size: 180 x 200cm )	2
7	Duvet - Twin ( Mattress Size: 120 x 200cm )	
8	Duvet Cover King( Mattress Size: 180 x 200cm )	2
9	Duvet Cover Twin( Mattress Size: 120 x 200cm )	
10	Rock Glass	4
11	High Ball	4
12	Dinner Knife	4
13	Dinner Fork	4
14	Table Spoon	4
15	Tea Spoon	4
16	Serving/salad spoon + Serving/salad fork	1
17	Dinner Plate	4
18	Coffee Mug	4
19	Cereal Bowl	4
20	Pasta Bowl	4
21	Serving Bowl	1
22	Oven Dish	1
23	Frying pan	1
24	Sauce pan with lid-small 16cm	1
25	Sauce pan w/lid-Large 24cm	1
26	Grater	1
27	Slotted spoon	1
28	Solid spoon	1
29	Ladle	1
30	Spatula	1
31	Masher	1
32	Chopping board	1
33	Can opener	1
34	Cutlery Container for Knives & Forks - extensions	1
35	Stainless steel container for Spatulla and Masher	1
36	Waiters friend - opener	1
37	Vegetable peeler	1
38	Knife block set	1
40	Ice Trays	1
41	Pedal Bin -,12 Ltrs BIN - stainless steel	1
42	Ashtray - ceramic	1
43	Tissue Box HolderLiving Room	1
44	Ice Bucket and Tongs	1
45	Waste Bin (Living Room) - Leather	1

AYKON - OS&E Set Up - Owner's Apt		
SR.NO	ITEM	2 BHK_K-T
1	Pillow Soft	4
2	Pillow - Firm	4
3	Pillow Case	8
4	Bed Sheet King ( Mattress Size: 180 x 200cm )	1
5	Bed Sheet Twin ( Mattress Size: 120 x 200cm )	2
6	Duvet - King( Mattress Size: 180 x 200cm )	1
7	Duvet - Twin ( Mattress Size: 120 x 200cm )	2
8	Duvet Cover King( Mattress Size: 180 x 200cm )	1
9	Duvet Cover Twin( Mattress Size: 120 x 200cm )	2
10	Rock Glass	4
11	High Ball	4
12	Dinner Knife	4
13	Dinner Fork	4
14	Table Spoon	4
15	Tea Spoon	4
16	Serving/salad spoon + Serving/salad fork	1
17	Dinner Plate	4
18	Coffee Mug	4
19	Cereal Bowl	4
20	Pasta Bowl	4
21	Serving Bowl	1
22	Oven Dish	1
23	Frying pan	1
24	Sauce pan with lid-small 16cm	1
25	Sauce pan w/lid-Large 24cm	1
26	Grater	1
27	Slotted spoon	1
28	Solid spoon	1
29	Ladle	1
30	Spatula	1
31	Masher	1
32	Chopping board	1
33	Can opener	1
34	Cutlery Container for Knives & Forks - extensions	1
35	Stainless steel container for Spatulla and Masher	1
36	Waiters friend - opener	1
37	Vegetable peeler	1
38	Knife block set	1
40	Ice Trays	1
41	Pedal Bin -,12 Ltrs BIN - stainless steel	1
42	Ashtray - ceramic	1
43	Tissue Box HolderLiving Room	1
44	Ice Bucket and Tongs	1
45	Waste Bin (Living Room) - Leather	1

AYKON - OS&E Set Up - Owner's Apt		
SR.NO	ITEM	3 BHK_K-K-T
1	Pillow Soft	6
2	Pillow - Firm	6
3	Pillow Case	12
4	Bed Sheet King ( Mattress Size: 180 x 200cm )	2
5	Bed Sheet Twin ( Mattress Size: 120 x 200cm )	2
6	Duvet - King( Mattress Size: 180 x 200cm )	2
7	Duvet - Twin ( Mattress Size: 120 x 200cm )	2
8	Duvet Cover King( Mattress Size: 180 x 200cm )	2
9	Duvet Cover Twin( Mattress Size: 120 x 200cm )	2
10	Rock Glass	6
11	High Ball	6
12	Dinner Knife	6
13	Dinner Fork	6
14	Table Spoon	6
15	Tea Spoon	6
16	Serving/salad spoon + Serving/salad fork	1
17	Dinner Plate	6
18	Coffee Mug	6
19	Cereal Bowl	6
20	Pasta Bowl	6
21	Serving Bowl	1
22	Oven Dish	1
23	Frying pan	1
24	Sauce pan with lid-small 16cm	1
25	Sauce pan w/lid-Large 24cm	1
26	Grater	1
27	Slotted spoon	1
28	Solid spoon	1
29	Ladle	1
30	Spatula	1
31	Masher	1
32	Chopping board	1
33	Can opener	1
34	Cutlery Container for Knives & Forks - extensions	1
35	Stainless steel container for Spatulla and Masher	1
36	Waiters friend - opener	1
37	Vegetable peeler	1
38	Knife block set	1
40	Ice Trays	1
41	Pedal Bin -,12 Ltrs BIN - stainless steel	1
42	Ashtray - ceramic	1
43	Tissue Box HolderLiving Room	1
44	Ice Bucket and Tongs	1
45	Waste Bin (Living Room) - Leather	1