

LEASE AGREEMENT

signed in Israel on __ February 2023
(hereinafter “contract”)

between

Mrs. Rachel Katz
(Hereinafter “**The Lessor**”)

of the first part

and

SLOVAKIA TRAVEL
with its registered office in Bratislava at Lamačská cesta no. 8, 833 04
Bratislava 37
Company registration number: 53 667 506,
Represented by: Václav Mika, Director – General
Represented by: Barbara Mešťanová under a Power of attorney no.
ST-52/2023/KGR/VA-1, dated 21.02.2023
(Hereinafter “**The Lessee**”)

of the second part

and

Barbara Mestanova
(Hereinafter “**The Tenant**”)

of the third part

In which it was declared, conditioned and agreed between the parties as follows:

1. **The Apartment**

- a. The Lessor declares that he is the exclusive owner and holder of the rights in the apartment situated at the 2nd floor, at 2 Nurit St. Ramat Gan, in Tel Aviv, in Israel, known as block 6203, parcel 121, sub-parcel 4 (hereinafter “**the Apartment**”) and that he is entitled to rent the Apartment. The Apartment consists of two bedrooms, living room, kitchen, laundry room, bathroom and toilets and the area of the Apartment is 57,4 m2. The floor plan of the Apartment with the list of equipment form attachment no 1. of the contract.
- b. The Lessee declares that he examined the Apartment and has found it suitable for his purposes, and he receives it in its present state on the date of signing the contract and he does not have any claims of non-suitability and/or defect in the Apartment.
- c. It is agreed between Parties that one room in the Apartment will be closed and used by the Lessor, for the Purpose of storing belongings of the Lessor. The Lessor will have the option, from time to time and in advance coordination with the lessee, to take out and put in objects from the aforementioned room.

2. **Non-applicability of Tenants' Protection Laws**

- a. The Lessor declares that he has notified the Lessee, and the Lessee declares that he is aware of the fact that the Lessor is the holder of the Apartment, and that on the basis of the Tenants' Protection Law (Consolidated Version), 5732-1972 the said law shall not apply to the Apartment and/or to the lease forming the subject of this contract, and that the Lessee is not protected under the above law since the Apartment was not rented for key money and because on the 20th of August, 1968, there was no tenant entitled to occupy the Apartment and the Apartment was vacated after the 20th of April, 1968 of any tenant entitled to occupy it.
- b. The Lessee declares that he is aware of the fact that the Apartment is rented to him only for the period of lease set out in this contract, that he did not pay any sum of money to the Lessor as key money for the right to hire the Apartment, and that except for the rental as set out hereinafter, he did not give to the Lessor any consideration in connection with the lease of the Apartment or in connection with receiving occupancy therein. He is also aware of the fact that at the end of the lease period set out in this contract, he will not become a protected tenant under the Tenants' Protection Laws which are in force in Israel, and he will vacate the property and return it upon the termination of the lease period set out hereinafter.

3. **The Lease**

The Lessor hereby rents to the Lessee and the Lessee hereby rents from the Lessor the Apartment, everything in accordance with the terms of this contract.

4. **The Lease Period**

- a. The Lease period is from March 1, 2023 to February 28 2024.
- b. It is agreed by the parties that if the Tenant will have, for any reason, to leave Israel, then the Tenant will give the Lessee a written notice of the above, 30 days in advance and the rental period will end accordingly of written agreement between contracting parties.
- c. It is agreed by the parties, that this contract can be terminated by written notice of the contracting parties with a three -months notice period. The notice period begins on the first day of the month following the month in which the written notice was delivered to the other contracting party.

5. **Purpose of the Lease**

The purpose of the lease is for residential purposes for the Lessee only.

6. **Rent**

- a. The Lessee shall pay to the Lessor and the Lessor shall receive from the Lessee, for the Lease Period, a monthly rent of € 1,600 (one thousand and six hundred Euros).
- b. The aforesaid rent shall be paid for each 3 months, in advance. The rent is payable in advance always on the last day of the third month for each 3 months by bank transfer to the Lessor's account as specified in sub-clause c) below.
- c. The Lessee shall wire the rent payments to the Lessor's bank account as follows:

<u>Bank name:</u>	Bank Leumi Le Israel (Leumi branch No. 851)
<u>Account name:</u>	Rachel Katz
<u>Account number:</u>	330-3545 2922
<u>IBAN Code:</u>	IL83 0108 5100 0003 5452 922
<u>SWIFT Code:</u>	LUMIILITXXX
<u>Address:</u>	Bialik 22, 524 5121 Bialik Str., Ramat Gan, Israel

7. **Taxes and Payments**

- a. The Lessor shall pay all the taxes applicable to him as the owner of the Apartment including property tax, if applicable.
- b. The Tenant shall pay all the taxes, levies and all the various compulsory payments applicable to the occupant of the Apartment including management/house committee fees and general taxes to the municipal authority.
- c. The Tenant pay service fees for the use of utilities in the Apartment, including electricity, water, gas, internet and telephone.
- d. The aforesaid taxes, payments and service fees shall be paid by the Tenant, directly to the Lessor.

8. **Changes in the Apartment**

- a. The Lessee undertakes not to make any changes without first obtaining the Lessor's written consent.
- b. In the event of the Lessee making changes in the Apartment, each addition or change shall be considered the Lessor's property, unless the Lessor demands that the Lessee remove them. In such case, the Lessee shall do so at his own expense, or else the Lessor shall be entitled to do so at the Lessee's expense.
- c. To avoid any doubts, it is hereby made clear that any aforesaid addition or change shall not be considered payment of key money or a consideration of any kind entitling the Lessee's to rights of whatever kind.

9. **Occupation of the Apartment and Responsibility**

- a. The Lessee shall maintain the Apartment and its cleanliness and shall be responsible for the repair of damages or defects that may occur to the Apartment resulting from its improper or irregular use.
- b. In the event of damages and defects occurring as aforesaid, the Lessee shall repair them at his expense within a reasonable period of time by means of skilled craftsmen using good materials.
- c. The Lessor shall bear the expenses of structural damages, wear and tear damages, and of urgent repairs and/or repairs preventing the reasonable use of the Apartment (which are specified in this subsection). However, the Lessee shall acknowledge the Lessor in writing about such damages and/or repairs that shall be taken care of by the Lessor and/or anybody in his behalf, within a reasonable time.
- d. Should the Lessee fail to fulfill the aforesaid in this clause, the Lessor shall be entitled, without violating his rights, to demand that the Lessee pay the price of the repair or the damage caused to the Apartment during the period of lease, whether the Lessor repaired the damage or not.
- e. Should the Lessor fail to fulfill the aforesaid in this clause, the Lessee shall be entitled, but not obliged, to repair the damages for which the Lessor is responsible, and deduct the cost of the repairs from the rent, without violating the Lessee's rights in terms of this contract.

10. **Transfer of Rights**

- a. The Lessee shall not be entitled to sublet the Apartment to anyone, whether for or without consideration.
- b. The Lessee shall not be entitled to bring before the Lessor another lessee and guarantors instead of himself.
- c. The Lessor shall be entitled to transfer his rights in the Apartment, including his rights in terms of this contract, to any third party without requiring the Lessee's approval, provided that the Lessee's rights in terms of this contract are safeguarded.

11. **Returning the Apartment**

- a. The Lessee hereby gives the Lessor or any of his proxies, permission to enter the Apartment at a reasonable time, coordinated at least 48 hours in advance, to show the Apartment to potential lessees during a 30-day period prior to the termination of the period of lease.
- b. The Lessee shall return the occupancy of the Apartment to the Lessor at the end of the period of lease or upon the revocation of this contract, whichever is earliest, in the same condition as the Lessee received the Apartment, in a clean and proper state and fit for use, fair wear and tear excepted.
- c. Should the Lessee fail to return the occupancy as specified in sub-clause b) above, he shall pay the Lessor an amount of NIS 200,- for each day of delay, and such as fee for use agreed in advance and without violating any of the rights of the Lessor to remedies under this contract or by any law.

12. **Insurance**

The Lessee shall, at his own discretion, at his expense, insure his content in the Apartment and shall also purchase a third party insurance policy.

13. **Miscellaneous**

- a. This contract fully reflects that which was declared and agreed between the parties, and no promise, agreement, statement or presentation made prior to the signing of this contract and not included in it, shall be valid.
- b. The headings of the clauses of this contract are intended for the convenience of the parties only, and should not serve in the interpretation of the contract.
- c. Any change, amendment of the contract or waiver of any of the terms of the contract shall be made in writing and signed by the parties.
- d. A violation of clauses 6, 7, 8 shall be considered a material violation and if the Lessee commits a material violation of a term of the contract, the Lessor shall be entitled to revoke the contract after giving the Lessee warning regarding said violation and the Lessee did not rectify the violation within 15 days. Upon the termination of this period, the Lessee shall comply with the demand to vacate the Apartment. The aforesaid does not prevent any of the parties from using the remedies granted to it under this contract and by any law. The fact that a party does not make use of them as stated shall not be deemed a waiver.
- e. In the event of a party affecting a payment payable by the other party, the paying party shall be entitled to a refund of the amount he paid with the addition of linkage differentials to the dollar.

- f. It is hereby agreed between the parties that the Magistrate's Court in Tel Aviv shall have the exclusive right of jurisdiction in any dispute that may arise between the parties regarding this contract.

14. **Notices**

- a. A notice from one party to the other regarding the contract shall be made in writing.
- b. The addresses of the parties for this contract are as specified in the heading of this contract. A notice sent from one party to the other should be considered as having arrived at its destination upon delivery by personal delivery or within 72 hours after being dispatched by registered mail.

15. **Final provisions**

- a. The contract shall enter into force from the date of its signing by contracting parties and shall take effect from the date following the day of its publication in the Central Register of Contracts maintained by the Government Office of the Slovak republic.
- b. The Lessor agrees to the publication of the contract in the Central Register of Contracts kept by the Government Office of the Slovak republic in accordance with legal regulations of the Slovak republic.
- c. The contract has been composed in five identical copies, one copy for Lessor, three copy for Lessee and one copy for Tenant.

In witness whereof the parties have set their hands

The Lessor

The Lessee

The Tenant

Attachment No.1 – The floor plan and list of equipment

