

RENTAL CONTRACT (AGREEMENT)

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| City, District where the leased property is located | |
| Neighborhood, Street, Street | |
| Number, Floor, Flat | |
| Purpose of Rented | |
| Lessor's Name, Identity Information | |
| Tenant's Name, Credentials | |
| Guarantor Name, Identity Information, Residence and Contact Information | |
| Annual Rent Increase Rate | |
| One Year Rental Fee | |
| One Month's Rent Fee | |
| Time And Form Of Payment Of Rent | |
| Rental Start Date | |
| Rental Period | |
| Leased Status | |
| Deposit Fee | |
| ITEMS DELIVERED TOGETHER WITH THE LEASED THING AND DECLARATION OF THE LEASED'S READY STATUS AT THE TIME OF DELIVERY | |
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According to the Income Tax Law:

Traders, Self Employed Persons and Farmers will deposit withholding tax at the rates specified by law from the rent payments they make related to their Commercial, Professional and Agricultural works, and deposit them to the tax office.

SPECIAL CONDITIONS

1) The monthly rental price of the rented is and the Bank of the lessor until the end of the working day of the of each month. will pay to the bank account No. TR.....The lessor is not obliged to issue a separate warning to the lessee in order to notify the fixed rental prices for each rental period. If the rent is not paid within the above-mentioned period, the lessee has to pay 0.1% of the monthly rental fee as one-day default interest to the lessor. In the event that the default in payment of the rental fee continues for more than 20 days, the Lessor may request the termination of the contract and the evacuation of the leased person by giving any notice, or if the lessor requests the continuation of the lease, all of the rental fees for the remaining months of the rental period become due by giving a warning or notice.

As an annual rent increase, the parties has accepted the increase in the rate of their own free will. If even one of the rental fees is not paid on time, the rent receivables for all the remaining months will be due and without any further notice, the entire portion of the contract price excluding the paid months can be demanded from the tenant.

2) Kiracı kiralananu olarak kullanacaktır. It cannot be used for any other purpose. He is obliged to pay all the renovation costs to be made in the rented place himself. He cannot claim these expenses from the landlord, nor can he demand a deduction from the rent. Fixed and non-removable additions and decorations made within cannot be removed at the time of evacuation. If the lessor wishes, all the decor will be removed and the property will be delivered in its original form.

3) The TENANT cannot transfer the LEASED PLACE, in whole or in part, to others without the prior written consent of the LESSOR, make it available, occupy it, use it jointly or in cooperation. It cannot take another tenant with it, cannot rent the leased one partially or completely to another person. It cannot be transferred, assigned or endorsed to another person. The TENANT has to use the LEASED personally. Regardless of the kinship of the LEASED TENANT, it cannot transfer or assign it to another person in whole or in part.

4) The use of the rented out of its purpose constitutes a violation of the contract and is a reason for eviction that can be claimed by the lessor. In case of non-purpose use, the lessor has the right to choose directly to request the evacuation of the lessee or to request the removal of the non-purpose use by giving time. The fact that the Lessor is late in sending the warning does not mean that he consents to the use of the lessee for non-purpose. The lessor has the right to request the removal of non-purpose use at any time during the contract period. The claim that the lessor consented to the misuse of the disputes can only be proved in writing.

5) The lease term is one year and the contract expiry date is The parties to the contract; If the renter wants to keep the rental price and increases as they are, or to be extended by the lessor, on the condition that he reserves the right to change, the contract is extended for one more year under the same conditions. Apart from this, the parties may decide that the contract will not be renewed in the new lease period by notifying the other party in writing days before the end of the lease period.

6) Electricity-water-natural gas-telephone etc. in the rented tenant. It will sign a contract by subscribing on its own behalf from the necessary organizations (Tedaş-ASKİ-Türk Telekom) for the use of its needs. All water, electricity, natural gas, guard, doorman, dues etc. of the rented person. Expenses will be borne exclusively by the lessee. The lessee is obliged to submit the receipt and receipts regarding the payment and the debt-free certificate to be obtained from the

relevant institutions to the lessor upon request. If the usage fees, which are under the responsibility of the tenant, are not paid on time and in full, in case of any administrative sanction that the lessor may face, the existing debts are paid first, and the remaining rent is requested from the tenant. Even if it is stated for which debt it was made in all kinds of payment documents made by the lessee, it can be deducted from the due debts on that date by the lessor. If the rental price is not completed within 3 days, the consequences of non-payment of the rental fee, including the due date, will result. The tenant has accepted this issue in advance.

7) If the lessee wants to evacuate the leased property before the end of the lease term or without the lessor's consent, she is obliged to pay the rental fees for the period until the end of the lease term.

8) Electricity-water-fuel-telephone-doorman-subscription-environmental cleaning tax etc. All taxes collected by the relevant Municipalities and Official Institutions belong to the tenant and will be paid by the tenant himself for each period without delay. In addition, the maintenance, repair and renewal costs arising from the use of the equipment and fixtures of the leased property shall be paid by the lessee. Failure to make these payments on time or not to deliver the relevant receipts to the lessor on time constitutes a breach of contract and therefore grounds for eviction. These payments cannot be deducted from the rent by the lessee. The expenses arising from the use of the leased property belong to the lessee. The tenant is obliged to comply with the condominium laws, conditions, and building/site/apartment management decisions.

9) TENANT'S OBLIGATIONS

9.1. The TENANT shall fulfill the rent and other financial obligations written in the contract without delay.

9.2. No immoral activity can be carried out by the LEASEE. Failure to do so is grounds for eviction. All kinds of criminal responsibility arising from these actions belongs to the tenant.

9.3. Flammable, explosive materials cannot be kept in the RENTED. Liquid gas, wood, coal, fuel oil and similar fuels cannot be used.

9.4. Movements that will cause dust, odor and noise, especially music broadcasting that will overflow outside, will be avoided.

9.5. Natural gas, telephone, etc. belonging to the LEASED independent section. subscriptions will be established by the LEASEE, and the subscription will be canceled by paying all debts during the evacuation of the LEASEE.

9.6. The TENANT undertakes to always keep the LEASED in the best condition, to fix any problems without delay and to deliver them in good condition in case of evacuation.

9.7. All kinds of taxes, duties, fees and other financial liabilities, including those of this contract, except for the ownership of the main real estate belonging to the LEASED OWNER, belong to the TENANT.

9.8. Using the leased property with full care; It is obliged to deliver the paint and whitewash, the fixtures intact and usable, as they were received, without any cost and without the need for repairs.

9.9. The lessee will allow all kinds of modifications to be made by the lessor on the leased property, and if the work is based on this modification, she will evacuate the leased property during the renovation.

9.10. In the event that the leased property is sold during the rental period, the lessee is obliged to show the leased property to the customers who will come to the leased property.

In case of breach of the tenant's obligations and other obligations, it gives the LEASOR the right to terminate the contract unilaterally and without waiting for the expiry of the lease term, without prejudice to the optional rights listed in the contract:

10) Notifications to be made to the rented address are deemed to have been made to the lessee and to the guarantor, provided that the work is related to this contract. In the event that the lessee leaves and evacuates the leased property, he/she will hand over the key of the leased property to the lessor. If the key is not delivered, the lessor will be free to take delivery of the empty and abandoned property and change the key without resorting to any legal action. All kinds of damage, loss of debt, etc. that will occur until the date the key is not given on time and the legal transaction is concluded. The right of compensation from the lessor who has left the leased property illegally is reserved.

11) Without the written consent of the lessor, the lessee will not be able to make any repairs or alterations to the leased property under any circumstances.

12) If any provision of this lease agreement is violated by the lessee, the lessee shall pay the lessor a penal clause added to the performance of 3 months' rent in return for accepts, declares and undertakes. Likewise, the party that terminates the contract before the deadline accepts, declares and undertakes to pay the penal clause added to the performance of to the other party. It has been accepted and declared by the tenant that the penal conditions are not exorbitant and that the tenant cannot object to this.

13) The lease agreement, which consists of 13 articles and 5 pages, prepared by joint negotiations by these parties, was prepared on and all its provisions were read and signed by the lessor, the lessee and the guarantor. This contract enters into force on the date of signature. Failure to comply with one of the above special conditions of this contract will be considered as a reason for eviction. Ankara Execution Offices and Courts are authorized in all kinds of disputes arising from the lease agreement.

TENANT

LEASOR

**(IN OWN HANDWRITING
"I READ, I UNDERSTAND AND
I AGREE" WILL WRITE. UNDER
HE WILL WRITE AND SIGN THE NAME AND SURNAME. SIGN AT THE BOTTOM OF EACH PAGE
IT WILL BE SHOOLED.)**

JOINT GUARANTOR(COSURETY)

(IN OWN HANDWRITING "I HAVE READ, UNDERSTAND AND I ACCEPT GUARANTEE DUE TO ANY KIND OF DAMAGES AND LIABILITIES MADE BY THE TENANT DURING THE RENTAL PERIOD."
WILL WRITE. IF UNDER IT

WRITE AND SIGN YOUR NAME AND SURNAME WITH YOUR HAND. SIGNATURE ON THE BOTTOM
OF EACH PAGE WILL BE SHOOLED)

IF THE GUARANTEE HAS A WIFE OR HUSBAND, HE ALSO: "I UNDERSTAND MY WIFE'S
GUARANTEE. I HEREBY CONSENT TO THIS GUARANTEE". ON THE BOTTOM, HE WILL WRITE
AND SIGN THEIR NAME AND SURNAME BY HAND, IF EACH PAGE IS ONLY SIGNED)



2022

ATTACHMENTS:

Identity copies of the parties

5 different photos of the rented