

...TRY
Revenue
stamp

LEASE AGREEMENT

Apartment	WORKSHOP NUMBER: 11A	
District	CUM. MAH.	
Street and Number	CUM. CAD.	
Leased real property	BUSINESS PLACE	
Full name of the leaser	****	
Residence address of the leaser	Istanbul	
Full name of the tenant	****	
Residence address of the tenant	B.DÜZÜ 1111111	
Business address of the tenant	THE SAME	
Monthly rental fee	In figures: TRY 1,700	In writing: one thousand seven hundred
Yearly rental fee	In figures: TRY 20,400	In writing: twenty thousand four hundred
Method of payment	Between 1 st and 5 th of each month; in advance and cash	
Rent period	3 YEARS (THREE)	
Lease start	01.04.2006	
Current status of the leased real estate	Empty shop	
Intended use of the leased real estate	WORKPLACE	

The declaration for the received fixtures together with the leasehold real estate,

In accordance with the 29/07/1970 dated Financial Law with the number 1318, which has amended the 01/07/1984 dated Stamp Duty Law with the number 488:

Revenue stamp at the rate of six per thousand of the total rental fee according to the contract period shall be stuck, 1% for the property owner and tenant and 5% for the guarantor. The stamps shall be annulled by signing and sealing together with dating.

A cancellation proceeding may be accepted for two stamps.

This lease agreement will be valid when revenue stamp of TRY..... is stuck in accordance with the 5th Article of the law numbered 210 .

A withholding of 20% of the workplace rents and the 4 % of this withholding are paid to Tax Administration.

PARTICULAR TERMS & CONDITIONS

- 1- The tenant exactly accepts and warrants complying with property law.
- 2- The tenant may not wholly or partially deliver and assign the leasehold to the others.
- 3- The tenant shall use the leased real estate as domicile and residence address.
- 4- The tenant may not make alteration in the leased real estate without notice of the property owner.
- 5- The tenant warrant to pay the rental fee not later than the first five days of the month and to pay in advance every month.
- 6- The tenant accepts and warrants in advance the increase in the current market value of the rental fee at the rate of annual WPI-CPI average at the termination of the contract.
- 7- The tenant is liable for electricity-water-natural gas-radiator-condo fees and the management fees resulting from the condominium and other legislation.
- 8- If the tenant would like to evacuate the building, he/she should notice the property owner A MONTH before evacuation.
- 9- The tenant has paid USD 1000 (USD1000) as down payment to the property owner.
- 10- The tenant has paid TRY 10200 (TRY10200) as advance payment to the property owner.
- 11- The tenant may not request interest from the down payment and advance payment he/she paid.
- 12- The tenant may not offset the down payment and advance payment for repairing.
- 13- Any damages occur when the tenant evacuate the apartment shall be deducted from the down payment and advance payment. In case the down and advance payment cannot recover the damage, the tenant accepts in advance to pay for the damages.
- 14- The property owner does not accept responsibility as of the contract date for the charges of ELECTRICITY, WATER, NATURAL GAS, if any, TELEPHONE, if any.
- 15- The property owner is liable, if any, for the payables of the charges of electricity, water, telephone, natural gas belong to the period before the contract date. The tenant does not accept responsibilities for the payables belong to the period before the contract date and all charges belong to these are undertaken by the property owner.
- 16- The warranty of the guarantor continues as long as the tenant resides at the leased real estate.
- 17- The COURT AND EXECUTION OFFICE is authorized for the disputes, which may arise from this contract.
- 18- If the leased real estate is a workplace or shop, the WITHHOLDING shall be paid by the tenant.
- 19- In case a month's rent fee is not paid, the acceleration shall take place in the next rent fees. The next rental fees are collected.
- 20- The tenant is liable to pay the rental fee within the five days as of the contract date. He/she accepts and warrants paying 10% as delay fine. As long as the tenant does not deliver the key, the rent carries on.
- 21- The undersigned, Property owner-Tenant- Tenant's guarantor have read, accepted and signed this agreement without any compulsion.
- 22- The down payment may not be considered as rental fee.
- 23- In case of two monthly fees are not paid, it shall be deemed as a cause for evacuation.
- 24- The tenant should notice the property owner a month before evacuating the workplace.
- 25- The real estate may not be transferred or may not be allowed to be used or sold by any party but the property owner.

This release contract with four page and (25) special articles has been issued as two copies, 1 (one) for the tenant and 1 (one) for the leaser, has come into force.

Joint guarantor

Tenant

Leaser

(SIGNATURE)

(SIGNATURE)

(SIGNATURE)

(SIGNATURE)