

Faithful English Translation of Hebrew Original

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UNPROTECTED TENANCY AGREEMENT

Made and signed in Haifa (digitally) on _____

Between

Baru Real Estate and Investments Ltd., Company No. 511968570, of 25 HaNamal Street, Haifa
(hereinafter: the "Landlord")

of the one part

And

1. _____, I.D. No. _____, of _____, Mobile:

2. _____, I.D. No. _____, of _____, Mobile:

All together and each of them jointly and severally (hereinafter: the "Tenant")

of the other part

1. Preamble

1.1 The Landlord is the registered rights holder of studio apartment no. ____, floor ____, at 25 HaNamal Street, Haifa (hereinafter: the "Apartment");

1.2 The Landlord wishes to lease the Apartment to the Tenant for residential tenancy purposes only, and the Tenant wishes to lease the Apartment from the Landlord under an unprotected tenancy, subject to the terms and undertakings set forth in this Agreement below;

1.3 In this Agreement, words stated in the singular shall also include the plural and vice versa, and words stated in the masculine shall also include the feminine and vice versa, all according to the matter and context.

Accordingly, it has been agreed, declared and stipulated between the parties as follows:

2. Declarations of the Parties

2.1 The Landlord declares as follows:

2.1.1 He is the rights holder of the Apartment, that the Apartment is fit for habitation, and that the Apartment is delivered to the Tenant vacant of any person and object, except for the items listed in the inventory list attached as Appendix A to this Agreement (hereinafter: the "Inventory List"), and that the inventory forms an integral part of the Apartment.

2.2 The Tenant declares as follows:

2.2.1 The Tenant has seen and inspected the Apartment, the building and their surroundings, and found them suitable for residential purposes, except for defects that will be recorded in the delivery protocol and except for a material hidden defect that could not have been discovered through a reasonable inspection.

2.2.2 To the best of the Tenant's knowledge, there are no insolvency proceedings, execution proceedings or material legal proceedings against the Tenant that may impair the Tenant's ability to fulfill the Tenant's obligations under this Agreement.

2.2.3 The Tenant is renting the Apartment for residential purposes only.

3. Delivery of Possession and Term of Tenancy

3.1 The term of tenancy in the Apartment shall be for a period of _____ months, commencing on _____ and ending on _____ (hereinafter: the "Tenancy Term").

3.2 The Landlord shall deliver possession of the Apartment to the Tenant on the commencement date of the Tenancy Term (hereinafter: the "Possession Delivery Date"), subject to the Tenant having delivered to the Landlord all securities required under this Agreement and all checks for payment of the rent and monthly payments. Failure to deliver all securities and/or checks as aforesaid on the date of signing the Agreement shall constitute a fundamental breach of the Agreement, and the Landlord shall be entitled to delay delivery of possession and/or cancel the Agreement.

3.3 Failure to deliver possession due to factors beyond the Landlord's control, such as failure of the tenant currently occupying the Apartment to vacate it on time, shall not be deemed a breach of contract by the Landlord. In such case, the Possession Delivery Date shall be postponed and payment of rent shall be adjusted pro rata to the date on which possession was actually delivered. If delivery of possession is delayed by more than 7 days from the tenancy commencement date, the Tenant shall be entitled to cancel the Agreement by written notice and shall receive a full refund of any amount paid.

4. Consideration and Manner of Payment

4.1 The rent shall be in the amount of _____ NIS per month (hereinafter: the "Rent") and shall be paid on the 1st of each month.

4.2 In addition, the Tenant shall pay monthly management and maintenance fees (hereinafter: the "Bills") in the amount of NIS 250, which include payment for municipal tax, water (reasonable use), building management services and access to the building's Wi-Fi network.

4.3 Upon signing the Agreement, the Tenant shall deliver to the Landlord a check for the first month, whose payment date shall be the commencement date of the Tenancy Term, as well as post-dated checks for the remaining months of the tenancy.

Each check shall include the monthly Rent and the management and maintenance fees as stated in section 4.2.

Payment shall be deemed made only upon actual clearance of the check, unless non-clearance is caused by a reason related to the Landlord.

The Tenant shall bear these payments for the entire Tenancy Term, even if the Tenant did not use the Apartment for a reason not dependent on the Landlord, and shall not be entitled to make any set-off without the Landlord's prior written consent.

5. Securities

5.1 To secure fulfillment of all of the Tenant's obligations under this Agreement, including the Tenant's obligation to vacate the Apartment on time, the Tenant shall deliver to the Landlord, upon signing this Agreement, the following securities (hereinafter: the "Securities"):

5.1.1 An undated security check in the amount of NIS 4,000.

5.1.2 A deposit by bank transfer in the amount of NIS 2,000.

5.2 If the Tenant breaches any of the Tenant's obligations under this Agreement or under law, the Landlord shall be entitled to realize all or part of the Securities for the purpose of payment of any debt, payment, damage or expense due to the Landlord from the Tenant, provided that the Landlord has given the Tenant 14 days' prior written notice and the Tenant has not cured the breach within that period.

The Landlord shall be entitled to complete in the security check the details required for its realization.

Realization of the Securities shall not derogate from any other right or remedy of the Landlord and shall not grant the Tenant any right in the Apartment.

5.3 No later than 14 days after the end of the Tenancy Term, subject to full fulfillment of all of the Tenant's obligations under this Agreement and under any law, the Landlord shall return/cancel the Securities, together with a breakdown of set-offs (if any), by bank transfer and destruction of the security check.

6. Ongoing Payments

6.1 Throughout the entire Tenancy Term, the Tenant shall bear payments for the supply of electricity in the Apartment, even if the actual payment date falls after the end of the Tenancy Term.

6.2 Electricity consumption shall be charged according to the reading of a sub-apartment meter, at the current tariff of the Israel Electric Corporation, together with a detailed report (opening/closing reading), and the Tenant shall pay it within 7 days of receipt.

7. Use of the Apartment and Maintenance

7.1 The Tenant shall use the Apartment for the Tenant's personal residence only, and shall not permit any other person to reside in, use or hold the Apartment, for consideration or without consideration, except with the Landlord's prior written approval. Business use and subletting are prohibited.

It is clarified that occasional and reasonable hosting of guests, including sporadic overnight stays that are not permanent, is permitted, provided that it does not constitute actual residence by an additional person, does not include delivery of a key or means of entry, and does not cause a nuisance or disturbance to other residents. Repeated, regular or prolonged stay of the same person in the Apartment shall require the Landlord's prior written approval.

7.2 The Tenant undertakes that use of the Apartment shall not cause smoke, noise, odor, vibrations or any other nuisance, and shall not disturb the neighbors and/or interfere with the peace and rest of the other residents.

7.3 The Tenant shall not make any alteration, addition, painting in a color other than white, demolition or change to the Apartment's installations without prior written approval. If an alteration is made without

approval, the Landlord may require restoration of the prior condition at the Tenant's expense or leave the alteration in the Apartment without consideration.

7.4 The Tenant shall maintain the cleanliness and integrity of the Apartment and the building, and shall keep the Apartment in good and proper condition, except for reasonable wear and tear. The Tenant shall be responsible, at the Tenant's expense, for any damage or defect caused to the Apartment, its contents or the building due to an act or omission of the Tenant, anyone on the Tenant's behalf or the Tenant's visitors, and for routine maintenance and minor repairs arising from the Tenant's use of the Apartment, including opening blockages caused by hair, wipes, grease or other unreasonable use. The Landlord shall be responsible for repairing a defect or flaw caused by reasonable wear and tear or originating in the Apartment's infrastructure, and which was not caused by negligence or unreasonable use by the Tenant or anyone on the Tenant's behalf.

7.5 The Tenant shall notify the Landlord immediately after becoming aware of any damage, defect or malfunction in the Apartment. Ordering a professional shall be done with the Landlord's prior approval, except in an emergency requiring immediate treatment to prevent damage, in which case the Tenant shall notify the Landlord as soon as possible.

7.6 The Tenant undertakes not to bring/keep animals in the Apartment.

7.7 The Tenant is not entitled to replace the Apartment's lock without the Landlord's prior written consent.

7.8 The Tenant undertakes not to smoke of any kind (including cigarettes, cannabis and hookahs) in the Apartment and the building and/or permit anyone on the Tenant's behalf to do so.

7.9 Breach of sections 7.1, 7.6, 7.7 and 7.8 shall be deemed a fundamental breach of the Agreement.

8. Insurance, Liability and Indemnity

8.1 The Tenant shall be responsible for any damage, loss, expense, demand or claim caused to the Apartment, its contents, the building, the Landlord or a third party due to an act or omission of the Tenant, anyone on the Tenant's behalf or the Tenant's visitors, except for reasonable wear and tear or damage that is not the Tenant's responsibility. The Tenant shall indemnify the Landlord for amounts or expenses borne by the Landlord as a result of the aforesaid, subject to notice being given to the Tenant and a reasonable opportunity to defend.

8.2 It is recommended that the Tenant obtain contents insurance and third-party liability insurance, at the Tenant's responsibility and expense.

8.3 A sprinkler system is installed in the Apartment and the building. The Landlord shall not be responsible for damage caused to the Tenant or the Tenant's property due to its activation, except for damage caused due to an act or omission of the Landlord; and the Tenant shall be responsible for damage caused due to damage to the system or its activation as a result of an act or omission of the Tenant or anyone on the Tenant's behalf.

9. Transfer and Assignment of Rights

9.1 The Tenant shall not be entitled to transfer, assign, endorse, pledge, deliver, sublet, advertise, market or offer to lease the Apartment or any part thereof, and shall not allow another person to use or hold it, in any manner and for any period, including short-term rental, except with the Landlord's prior written consent. The provisions of this section constitute a fundamental condition of the Agreement.

9.2 Notwithstanding the aforesaid, the Landlord shall be entitled, at the Landlord's discretion, to agree to the Tenant's request to bring a replacement tenant, provided that the replacement tenant is approved in advance and in writing by the Landlord, is found suitable for the character of the building, the rules of conduct and the building procedures, signs a tenancy agreement and provides securities to the Landlord's satisfaction. The Landlord shall be entitled to refuse the request at the Landlord's sole discretion, without need to provide reasons.

9.3 The Landlord shall be entitled to sell and/or transfer and/or pledge and/or mortgage and/or assign to another the Landlord's rights in the Apartment and/or the Landlord's rights under this Agreement, in whole or in part, without the need to give notice to the Tenant or obtain the Tenant's consent, all on condition that the Tenant's rights under this Agreement are not impaired and that the Landlord's successor assumes all of the Landlord's obligations toward the Tenant.

10. Vacating the Apartment

10.1 Upon the end of the Tenancy Term and/or lawful cancellation of the Agreement (hereinafter: the "Apartment Vacating Date"), the Tenant shall vacate the Apartment and deliver possession thereof to the Landlord, vacant of any person and any belongings belonging to the Tenant, clean, orderly and in proper condition, subject to reasonable wear and tear and the provisions of this Agreement.

10.2 In this context, the Tenant shall clean the kitchen, bathroom, furniture, floors, windows, doors, utensils and accessories in the Apartment, and remove stains, stickers, limescale, mold or dirt that exceed reasonable use. Whitewashing or painting in white shall be required only in the event of deviation from reasonable wear and tear, according to the Landlord's reasonable discretion and based on documentation of the Apartment's condition shortly before vacating.

10.3 After vacating and cleaning the Apartment, and close to returning the keys and chip, the Tenant shall document the condition of the Apartment (including the bathroom) by a clear, slow and thorough video and send it to the Landlord by WhatsApp message.

10.4 For the avoidance of doubt, it is clarified that all of the above shall be performed and completed before the Apartment Vacating Date, and shall not derogate from the Tenant's obligation to vacate the Apartment on time as aforesaid.

10.5 The Tenant shall return the chips for entry to the building that were received upon delivery of the Apartment. The cost of each chip not returned is NIS 150, which shall be deducted from the deposit.

10.6 If the Tenant does not vacate the Apartment on the Apartment Vacating Date, the Tenant shall pay the Landlord, for each day of delay or part thereof, appropriate use fees in an amount equal to the relative portion of the monthly Rent, and in addition agreed compensation in the amount of NIS 500 for each day of delay. This is without derogating from the Tenant's obligation to vacate the Apartment immediately and from any right or remedy available to the Landlord under this Agreement and/or under law. The parties declare that the agreed compensation was determined in advance, after a reasonable assessment of the damage expected to be caused to the Landlord due to delay in vacating the Apartment.

11. Cancellation and Expiration of Tenancy

11.1 In addition to any remedy and/or relief and/or right granted to the Landlord under any law, the Landlord shall be entitled to cancel the Agreement immediately and without prior notice upon the occurrence of one or more of the following cases:

11.1.1 The Tenant failed to pay any payment that the Tenant is required to pay under the Agreement, and did not do so within 7 (seven) days from the designated payment date.

11.1.2 The Tenant breached a fundamental and/or principal term of the Agreement, as defined in the Agreement or under any law, and did not cure the breach even after 7 (seven) days from the date of delivery of written notice thereof by the Landlord.

11.1.3 The court ordered the appointment of a trustee and/or receiver and/or temporary or permanent manager for the Tenant, or imposed an attachment on any of the Tenant's assets.

11.1.4 Complaints by tenants and/or building management regarding inappropriate conduct and/or repeated breaches of the tenant conduct guidelines (Appendix B).

11.2 If the Tenant fundamentally breaches the Agreement as aforesaid, the Tenant shall pay the Landlord pre-agreed compensation in the amount of Rent for 2 months of tenancy, without any need to prove damage, all in addition to any other compensation and/or payment determined in this Agreement.

11.3 If the Landlord cancels the Agreement in accordance with this section, the Landlord shall be entitled, without prejudice to any other right available to the Landlord, to take any lawful proceeding to evict the Tenant if the Tenant does not vacate the Apartment immediately. Expenses for removing and storing the Tenant's belongings shall apply to the Tenant.

12. Non-Applicability of Tenant Protection Laws

12.1 The Tenant hereby declares that the Tenant is aware that the Apartment is a vacant apartment free of any tenant entitled to hold it after 26 Av 5728, August 20, 1968, and therefore the provisions of the Tenant Protection Law (Consolidated Version), 5732-1972 (hereinafter: the "Tenant Protection Law") and/or any other law replacing it shall not apply to this tenancy.

12.2 The Tenant declares that the Tenant is aware that the tenancy is unprotected and that the provisions of the Tenant Protection Law shall not apply to it. The Tenant declares that the Tenant has not paid key money or any other consideration conferring protected tenant rights, and that the Tenant shall not be entitled to key money or compensation for vacating the Apartment. Any investment or alteration the Tenant makes in the Apartment, if made, shall not confer upon the Tenant any right in the Apartment or under the Tenant Protection Law.

13. Inspection and Entry into the Apartment

13.1 The Landlord shall be entitled to enter the Apartment from time to time during the Tenancy Term, by itself or through anyone on its behalf, after prior coordination with the Tenant, unless the circumstances require, to the Landlord's satisfaction, entry into the Apartment without prior coordination, in order to inspect its condition and/or the fulfillment of the provisions of the Agreement and/or to repair a defect and/or flaw in the Apartment or in another apartment in the building, and the Tenant undertakes to allow the Landlord to enter the Apartment as aforesaid.

13.2 From 45 days before the end date of the Tenancy Term, the Landlord shall be entitled to show the Apartment to potential tenants, purchasers or brokers, upon at least 24 hours' prior notice. Showing the Apartment shall be done at reasonable hours, including Sunday-Thursday between 09:00 and 20:00, and Fridays until 14:00, with prior coordination insofar as possible.

13.3 The Tenant undertakes to allow the Apartment to be shown and to cooperate with the Landlord and/or anyone on the Landlord's behalf in a reasonable manner, including granting access to the Apartment at times regarding which prior notice was given. The Tenant agrees in advance that insofar as the Tenant is not present in the Apartment at such time, the Landlord and/or a representative on the Landlord's behalf shall be entitled to enter the Apartment using a key in their possession, for the purpose of showing the Apartment only, while preserving the Tenant's privacy and property.

Tenant _____

14. General

14.1 All checks given shall be personal checks of the Tenant or of a first-degree family member, and non-negotiable ("payee only").

14.2 Addresses and notices - The addresses of the parties to this Agreement are as set forth in the heading of the Agreement, and any notice sent by a party to the Agreement to the other according to the above addresses shall be deemed received within 48 hours from the time of sending by registered mail; if delivered by hand - upon delivery; and if sent to the registered email and/or by WhatsApp message to the declared numbers - shall be deemed delivered within 24 hours.

14.3 Cameras and recording - The Tenant is aware that security cameras are installed in the building in public areas only, and that some of them may also include audio recording, as detailed in the signage posted in the building. The filming and recording are carried out for security purposes, preservation of common property and proper management of the building only. It is clarified that there are no cameras or recording devices inside the Apartment.

14.4 Entire agreement - This Agreement exhausts all agreements between the parties. Any change, waiver or extension shall be valid only if made in writing and signed by the parties. Non-exercise of a right shall not be deemed a waiver thereof.

14.5 Jurisdiction - Claims connected with this Agreement or arising therefrom shall be filed exclusively with a court having subject-matter jurisdiction whose seat is in Haifa.

14.6 The headings of the sections of this Agreement have been added for convenience only and shall not be given interpretive meaning beyond that purpose.

IN WITNESS WHEREOF the parties have signed:

Landlord _____ Tenant _____

Appendix A

The contents of the Apartment, as defined in the Agreement, are as follows:

Double bed + mattress + mattress protector.

Double electric cooking hob.

Refrigerator.

Study desk + chair.

3-door wall closet with mirror.

Various lamps.

Split air conditioner + remote control.

Additional furniture and equipment as documented in photographs/video close to entry into the Apartment.

Tenant _____

Appendix B - Rules of Conduct in the Building

An absolute prohibition applies to smoking of any kind in the Apartment or the building, including cigarettes, cannabis and hookah. Cigarettes only (not hookah) may be smoked in the rooftop seating area, provided there is no disturbance and/or objection by other residents present on the roof.

The accepted quiet rules in a condominium must be observed, and in particular no loud music may be played, no shouting or door slamming, and quiet must be maintained especially between 14:00-16:00 and between 22:00-07:00.

The use of noisy musical instruments is prohibited, particularly wind instruments and percussion instruments.

The cleanliness of the Apartment, its surroundings and the building as a whole must be maintained.

The building doors must be kept closed at all times.

Garbage bags must not be left outside the Apartment and/or in public areas - the central garbage bin is opposite the building (green dumpster).

Common property must be treated responsibly, the neighbors' rest must not be disturbed, and the decisions and procedures of the building must be followed as written.

No animal may be kept in the Apartment, and animals may not be brought or permitted to be brought into the building.

No equipment may be stored and/or left in public areas, and in particular in protected spaces, stairwells, corridors and the roof. Building management will remove any equipment located outside the apartments without prior notice.

Use of and presence on the building roof, in the fitness studio, in the residents' club and in the other building facilities are subject to the bylaws and residents' guide published by building management. The Tenant undertakes to read it upon entry into the Apartment and comply with its instructions.

Tenant _____