

## AMENDMENT #2 TO THE LAND AND BUILDING LEASE AGREEMENT DATED 2 JULY 2020

This Amendment, (including all attachments) ('Amendment') is effective from **10 August 2022** (the 'Amendment Effective Date') is made between:

- A. **Qatar Free Zones Authority (QFZ)**, an independent legal entity established pursuant to Law No. (34) of 2005 (as amended), having its principal place of business at 4<sup>th</sup> Floor, Wing 2, Business Innovation Park, Ras Bufontas, Doha, P.O Box 258, the State of Qatar ('the Landlord'); and
- B. **JSL Global QFZ LLC**, a free zone entity incorporated as a Limited Liability Company under the Free Zones Legislation, holding registration number FZA 171. Its principal place of business is located at Unit UA 03 (LG 22-23), Street 217, Zone 90, Doha, Qatar, Doha, Qatar (the 'Tenant') and includes any permitted successors or assigns which is represented by Manssoor Mohammed I A Ghanim, in his capacity as Manager.

(each a 'Party' and collectively the 'Parties')

The Parties hereby agrees to amend the Land and Building Lease Agreement dated 2 July 2020 (the 'Lease Agreement') pursuant to the terms and conditions of the Lease Agreement as follows:

### 1. AMENDMENTS

Table 1

LEASE PARTICULARS	Item	Heading	Amendment
	3	Designated Land	Replace ‘LG 22-23, Unit 02 and 03, Um Al Houf Free Zone’ with ‘UA 03 (LG 22-23), Um Al Houf Free Zone’
	5	Gross Area of The Building	Replace ‘2,330 sqm’ with ‘1,194 sqm’
	14	Rent Commencemnt Date	Replace ‘1 Nov 2021’ with ‘10 Aug 2022’
	15	Expiry Date	Replace ‘31 Oct 2023’ with ‘9 Aug 2024’
Schedule 1 – Designate Land and Building Layout Plans			Replace ‘Schedule 1’ with ‘Schedule 1A’
Schedule 4 - Rent			Replace ‘Schedule 4’ with Appendix A - ‘Schedule 4A’
Schedule 5 - Service Charge			Replace ‘Schedule 5’ with Appendix A - ‘Schedule 5A’

## 2. MISCELLANEOUS

- 2.1 This Amendment varies the Lease Agreement and is effective from the Amendment Effective Date, only to the extent expressly specified herein and all other terms, conditions, and obligations contained in the Lease Agreement shall remain unchanged and in full force and effect;
- 2.2 This Amendment shall supersede any contradictory or inconsistent provisions contained in the Lease Agreement;
- 2.3 All capitalized terms not defined in this Amendment, shall have the meaning specified in the Lease Agreement;
- 2.4 This Amendment is incorporated in the Lease Agreement in its entirety and forms an integral part of the Lease Agreement from the Amendment Effective Date; and
- 2.5 This Amendment may be executed in counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

Accepted, agreed and executed in two (2) original counterparts which shall be effective as of the Amendment Effective Date.

Landlord: **Qatar Free Zones Authority (QFZ)**

Tenant: **JSL Global QFZ LLC**

Signature

Signature

Name **Sheikh Mohammed H. F. Al-Thani**

Name **Mansoor Mohammed I A Ghanim**

Title: **Chief Executive Officer**

Title: **Manager**

Date:

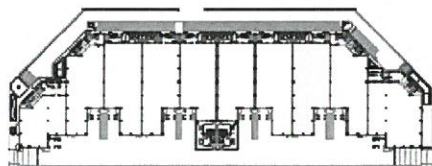
Date: **12-07-2023**



Appendix A - Schedule 1A – Designated Land and Building Layout Plans

Um Al Houl Free Zone, LG 22-23, Unit 3 (UA 03)

Keyplan



**Planning Note:**  
The space and dimensions are approximate. The investor must do his own survey.  
Each development must self-produce a minimum of 10% of its electrical needs using solar panels.

Unit Area

Ground Floor

• Warehouse Area	961 m <sup>2</sup>
• Office / Services	98 m <sup>2</sup>
• Service Entrance	21 m <sup>2</sup>

Mezzanine Floor

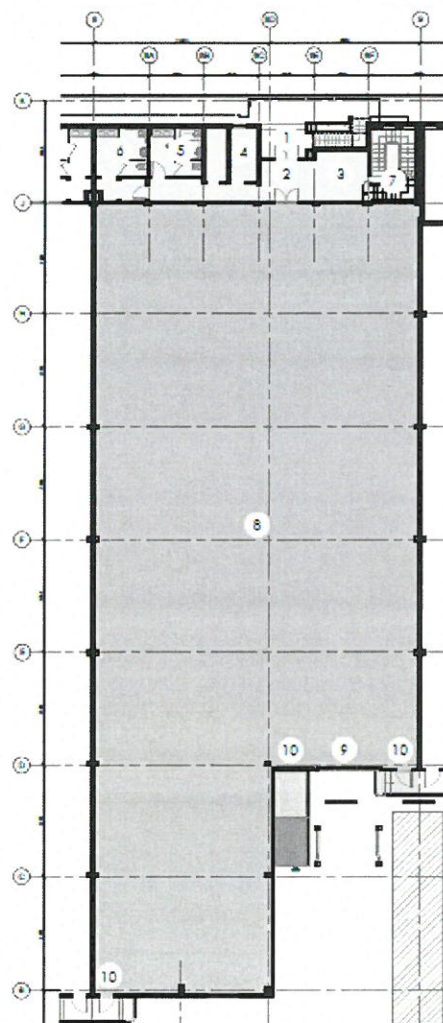
• Office / Services	113 m <sup>2</sup>
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Total Unit Area 1,194 m<sup>2</sup>

Ground Floor Legend

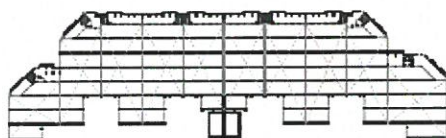
1. Entrance
2. Lobby
3. Reception
4. Proposed Pantry
5. Male Toilet
6. Female Toilet
7. Stairs
8. Warehouse Area
9. Loading Bay
10. Rear Entrance
11. Proposed Storage

Ground Floor Plan



## Um Al Houl Free Zone, LG 22-23, Unit 3 (UA 03)

### Keyplan



**Planning Note:**  
 The space and dimensions are approximate. The investor must do his own survey.  
 Each development must self-produce a minimum of 10% of its electrical needs using solar panels.

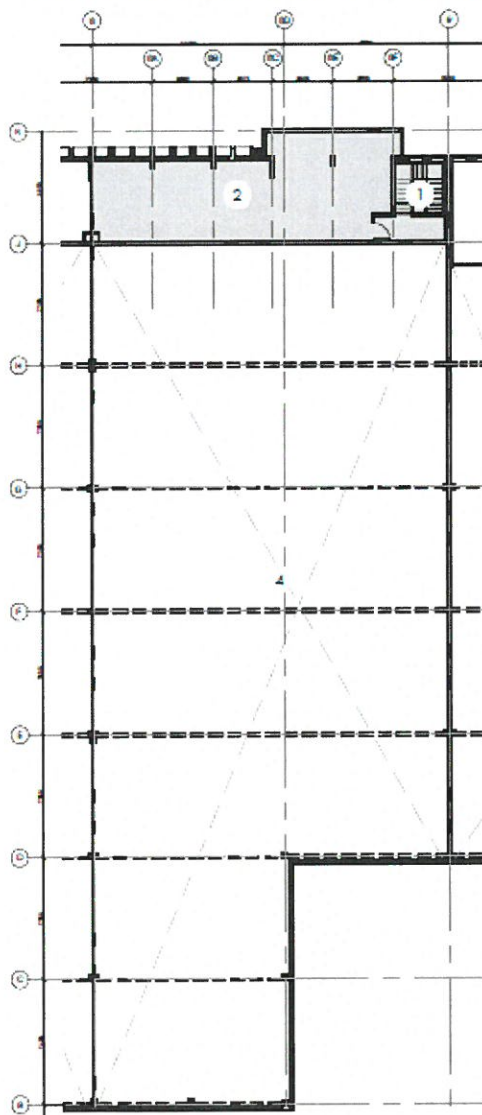
### Unit Area

<b>Ground Floor</b>	
• Warehouse Area	961 m <sup>2</sup>
• Office / Services	98 m <sup>2</sup>
• Service Entrance	21 m <sup>2</sup>
<b>Mezzanine Floor</b>	
• Office / Services	113 m <sup>2</sup>
<b>Total Unit Area</b>	<b>1,194 m<sup>2</sup></b>

### Mezzanine Floor Legend

1. Stairs
2. Office Area
3. Proposed Storage
4. Warehouse Area (open to below)
5. Corridor
6. Roof Access

## Mezzanine Floor Plan



*[Handwritten signature]*

Appendix B - Schedule 4A – Rent

Lease Year	Annual Rent (QAR)	Payment Dates (QAR)			
		10 Aug 2022 (104,475)	10 Nov 2022 (104,475)	10 Feb 2023 (104,475)	10 May 2023 (104,475)
1	417,900				
2	417,900	10 Aug 2023 (104,475)	10 Nov 2023 (104,475)	10 Feb 2024 (104,475)	10 May 2024 (104,475)

## Appendix C - Schedule 5A – Service Charges

The Service Charge shall be comprised of the Master Community Service Charge and the Premises Service Charge and shall be subject to variation in accordance with the terms and conditions set out in Clause 3.2 of the Lease Agreement.

### 1. Rates

Lease Year	Service Charge (QAR/pa) (12.5% of Gross Annual Rent)	Payment Dates (QAR)			
		10 Aug 2022 (13,092)	10 Nov 2022 (13,092)	10 Feb 2023 (13,092)	10 May 2023 (13,093)
1	52,369				
2	52,369	10 Aug 2023 (13,092)	10 Nov 2023 (13,092)	10 Feb 2024 (13,092)	10 May 2024 (13,093)

### 2. Services

#### 1. Services

##### 1. The services are (the "Services"):

- remedying any inherent defect to the Premises and proceeding with all Major Maintenance and Structural Works; and
- the services provided to the Master Community and Master Community common parts that give rise to the Master Community Service Charge; and
- any other service or amenity that the Landlord may in its reasonable discretion acting in accordance with the principles of good estate management provide for the benefit of the Premises.

##### 2. The Services' costs are the total of:

- providing those Services actually provided during any Lease Year which may include costs applicable to and charged to the Premises;
- the aggregate in each year of the gross cost of the premium before any discount or commission for the Landlord's insurances of the Premises in the conditions set out in this Lease Agreement;
- the supply and removal of electricity, district cooling, gas, water, sewage and other utilities to and from the Premises; and
- the costs, fees and disbursements of property and lease management incurred in respect of the Premises.

