

Reference No.: YM/ 2017 Kiosk F1 Week

24 September 2017

LEASING OFFER – Kiosk, Yas Marina, Yas Island, Abu Dhabi

Dear Lessee,

We are pleased to provide you the following terms and conditions (the "Offer") set out below.

1. Lessor and address: Yas Marina LLC of PO Box 144306, Abu Dhabi, UAE
2. Lessee and address:
 - a. Trading Name:
 - b. Authorised Signatory:
3. Property: Yas Marina, situated in Yas Island, Abu Dhabi, UAE.
4. Premises: Kiosk No. _____ shown demarcated in blue (appendix 1).
5. Area: _____ m by _____ m: Approximately _____ square metres of Gross Leasable Area
6. Permitted Use: Operation of a kiosk for the sale of _____, trading as _____
7. Term: Seven (7) days from the Commencement Date subject to early termination in accordance with the terms of the License to Occupy.
8. Commencement Date: The License to Occupy will commence on the 21st of November 2017.
9. Base Rent: AED _____ for the Term.
10. Service Charge: included in the base rent.
11. Utilities: included in the base rent.
12. Housekeeping: under the Lessee for the kiosk area
13. Security: under the Lessee for the kiosk area
14. Advance Payment: On the date of signing this Offer, the Lessee must pay to the Lessor, in advance, Five Thousand Dirhams (AED 5,000). This Advance Payment will be encashed if the Lessee is awarded the License to Occupy.
15. Security Deposit: The Lessee must pay to the Lessor a refundable deposit of Five Thousand Dirhams (AED 5,000) payable on the date of signing the License to Occupy.

16. *Bank Guarantee: N/A*
17. *Trademark: Save as otherwise expressly agreed in writing by the Lessor, the Lessee shall not:*
 - *use any trademarks, logos or imagery relating to the Formula 1™ Etihad Airways Abu Dhabi Grand Prix (the “Event”) including, but not limited to, the Event name, the F1 logo, or the words ‘F1’, ‘Formula 1’ or ‘Grand Prix’;*
 - *make any statements or undertake any marketing or commercial activity that may:*
 - o *create or imply any association between the Lessee and the Event and/or the Lessee and the Lessor; or*
 - o *lead the public to think that there is an association between the Lessee and the Event*
18. *Special Conditions: The Lessee will open the Area to the public between 12 PM and until 1 AM. Sourcing licences to operate the Premises under the Permitted Use will be under the Lessee responsibility.*
19. *Special Conditions: This Offer is subject to and conditional on:*
 - a) *the consideration and approval of the Lessor and its Leasing Committee to this Offer;*
 - b) *the Lessor’s acceptance of the Lessee’s concept and fit out plans; and*
 - c) *the Lessee delivering to the Lessor within 14 days of the date of this Offer, all credentials, letters of appointments, permits, licenses, approvals and authorisations allowing the Lessee to undertake the Permitted Use at the Area.*
20. *Confidentiality: The terms and conditions of this Offer are confidential between the parties. No party shall disclose any information in relation to this Offer to any third party without the prior written consent of the other party.*
21. *Governing Law and Jurisdiction: This Offer is governed by and construed in accordance with the laws of Abu Dhabi, United Arab Emirates.*

In order to proceed to accept this Offer, please arrange for this Offer to be signed and returned to the Lessor on or before the 11th of October 2017 together with a cheque for Five Thousand Dirhams (AED 5,000) made payable to Yas Marina LLC as payment of the Advance Payment.

If the Lessee fails to deliver the Lessor signed Offer within the time prescribed above, this Offer shall lapse and shall become null and void.

Should you have any questions, please do not hesitate to contact the Lessor to discuss further.

Yours faithfully,

Yas Marina LLC

Please note that this is not a legally binding document between the Lessee and the Lessor, but a term sheet which to formalise a License to Occupy agreement.

ACCEPTANCE

We, the undersigned, being duly authorised to act on behalf of the Lessee, accept the Offer set out above.

Name of Company : _____

Address : _____

: _____

Signature of Authorised Signatory : _____

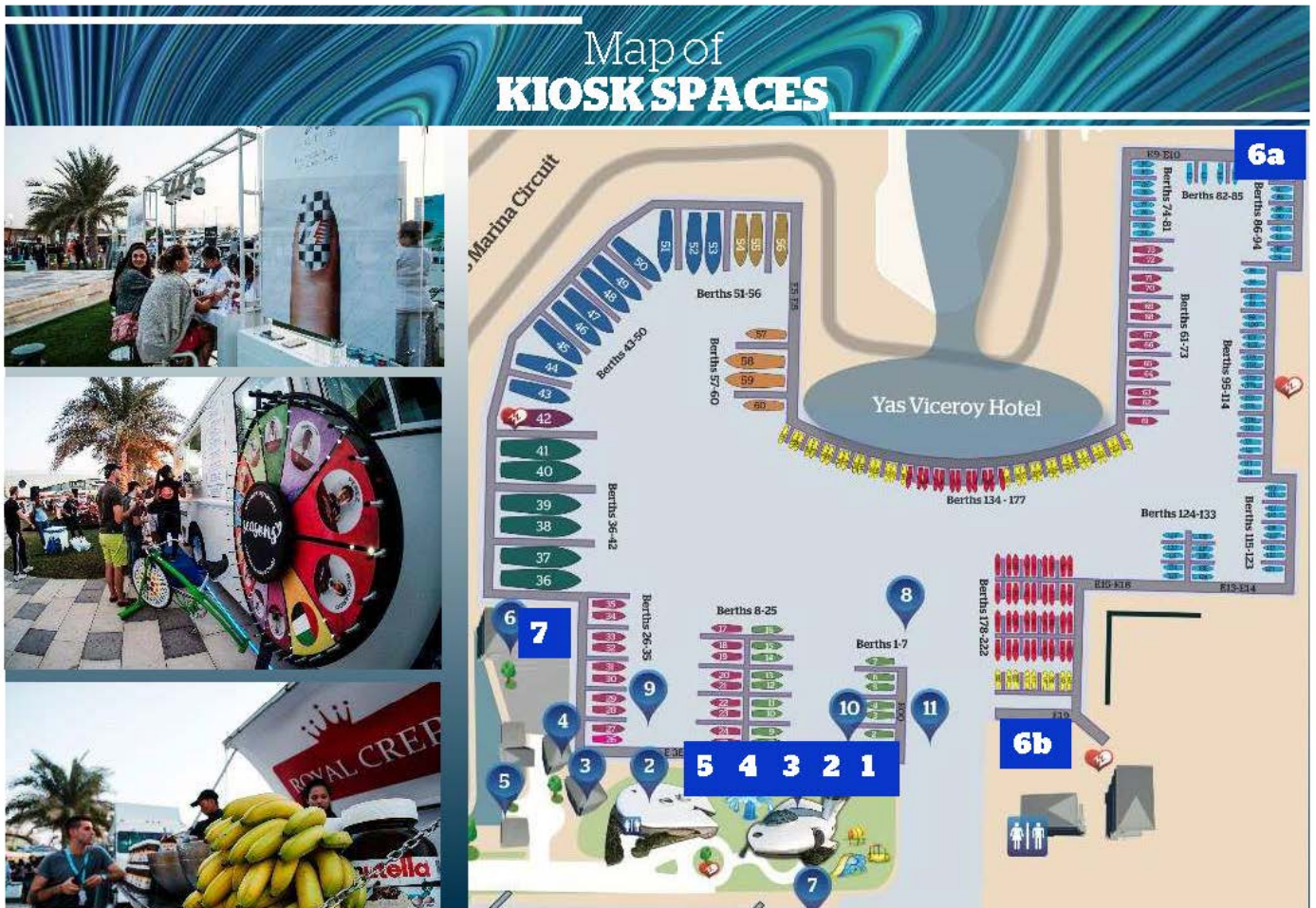
Name of Authorized Signatory : _____

Title : _____

Date : _____

Company Stamp :

Appendix I:



Kiosk	Max Size
1	6m x 4m
2	5.5m x 2.5m
3	6m x 8m
4	4m x 6m
5	6m x 6m
6a	3m x 3m
6b	3m x 3m
7	7m x 5m