

Appendix No. 1 to the Lease Agreement of "Estate Management Company" JSC	
<b>Application for accession No. (Number)-(up to 3 Object characters)/(Year) to the Lease Agreement of "Estate Management Company" JSC</b>	
1.	Name/ full name of the Lessee (hereinafter - the "Lessee")
2.	IIN BIN
3.	Residency indicator Resident ___ Non-resident ___ Country of residence _____
4.	Identity document/State registration <input type="checkbox"/> Identification card <input type="checkbox"/> Passport of the Republic of Kazakhstan <input type="checkbox"/> Foreign passport <input type="checkbox"/> Residence permit of a foreigner in the Republic of Kazakhstan <input type="checkbox"/> Stateless person certificate <input type="checkbox"/> Other type of identity document: _____ <input type="checkbox"/> Certificate of state registration/re-registration of a legal entity <input type="checkbox"/> Certificate/coupon of state registration as an individual entrepreneur  <i>(specify the type of document)</i> Document details: Series _____ number _____ <b>Issuing authority _____ date of issue _____ expiration date _____</b>
5.	Legal address (registration address) Postal code _____ Country _____ Locality/City _____ Street/district _____ House number _____ Apartment number (if available) _____
6.	Actual address (residential address) Corresponds to the registration address _____ Postal code _____ Country _____ Locality/City _____ Street/district _____ House number _____ Apartment number (if available) _____
7.	Contact phone numbers Phone number: _____ <i>(with the country code, city and mobile operator)</i>
8.	E-mail address:  <i>(If available, the email address/website on the Internet)</i>
9.	Banking details: Bank: BIC of the Bank: IIC: Beneficiary code:
10.	Building "_____" Business Center/"Turkestan" shopping and hotel complex (hereinafter - "SHC") /"Esentai Apartments" residential complex, located at: _____, owned by the Lessor on the property right.
11.	Rental object Non-residential premises/office area/apartment/parking space No. _____, located at: _____, with a total area of _____ sq. m., located on the ___ floor of the Building.
12.	Lease term The lease term of the Rental Object begins from the date of signing the Act of Acceptance and transfer of the Rental Object and expires on "___" _____. Present Agreement is subject to state registration with the authorized body <i>[in the case of concluding a lease agreement for a year or more]</i>
13.	Purpose of the Rental Object for the placement of an office/for the implementation of commercial activities/for accommodation/ for the placement of a car/ for the placement of the Lessee's property, etc.
14.	Monthly Rent in the amount of _____ (_____) tenge per month, excluding VAT, at the rate of _____ (_____) tenge per square meter.
15.	Payment of operating expenses in the amount of _____ (_____) tenge per month, excluding VAT, at the rate of _____ (_____) tenge per square meter.
16.	Guarantee fee in the amount of _____ (_____) tenge is paid by the Lessee no later than 3 (three) working days from the date of signing present Application.
17.	Grace period for a period of ___ (___) months in the amount of _____ (_____) tenge; in the period from _____ to _____ 20__ in the amount of _____ (_____) tenge per month, excluding VAT, at the rate of _____ (_____) tenge per square meter.

In accordance with Article 389 of the Civil Code of the Republic of Kazakhstan, by present Application for Accession, the Lessee accepts the terms of the **Lease Agreement of "Estate Management Company" JSC** (hereinafter referred to as the "Agreement"), as amended,

posted on the Lessor's Internet resource ([emc-plc.com](http://emc-plc.com)) as of the date of its signing, and confirms that:

- 1) The Lessor has provided the necessary time for familiarization with the provisions of the **Lease Agreement of "Estate Management Company" JSC** and the **Rules of Procedure** of the Business Center/ SHC / HC, information about which is specified in paragraph 10 of present Application;
- 2) has read and agrees with the Agreement, the Rules of Procedure of the Business Center/ SHC / HC, the content of present Application, the procedure for making changes and additions to the Agreement, understands their text and undertakes to comply with them;
- 3) this Application for Accession together with the Agreement is a lease Agreement of **"Estate Management Company" JSC**;
- 4) agrees to change and supplement the Agreement unilaterally by **"Estate Management Company" JSC** by posting the Agreement in a new version, taking into account the changes and (or) additions made on the Lessor's Internet resource ([emc-plc.com](http://emc-plc.com));
- 5) is not entitled to refer to the absence of the signature of authorized persons and the seal (if any) on the Agreement as proof that the Agreement was not read/accepted by the Lessee, if the Lessor has this Application for Accession;
- 6) the details specified by the Lessee in the relevant Applications (postal address, e-mail address, phone numbers, etc.) can be used by the Lessor to send notifications, including informative materials. At the same time, in the case of the transfer of information, including personal data through open communication channels, confirms that he is familiar with and understands the risk of unauthorized receipt of it (them) by third parties, and assumes such risk;
- 7) The application is a document confirming the fact of joining the Agreement;
- 8) if it is necessary to make changes to paragraphs 1-16 of the Application for Accession, the Lessee shall provide a new version of the Application for Accession within \_\_ (\_\_) working days, taking into account the changes made, which will enter into force from the date of signing the Application for Accession.

Also gives an indisputable and irrevocable, unconditional consent:

- 1) to join the Contract as a whole, fully assumes all rights and obligations as a Lessee, without exceptions;
- 2) for the collection, accumulation, storage, modification, addition, use, distribution, transfer to third parties, depersonalization, blocking and destruction by the Lessor, including by third parties, of information, information and documents related to personal and other data, in accordance with the legislation of the Republic of Kazakhstan and internal regulatory documents of the Lessor.

" \_\_ " \_\_\_\_\_ 20\_\_.

**Signature of the Lessor (Manager):** \_\_\_\_\_  
(full name of the Tenant and signature)

Seal " \_\_\_\_\_ " \_\_\_\_\_ 20\_\_.

**LESSORS'S MARKS**

The application was accepted, the Lessee was identified.	_____
	(specify the position of the authorized employee)
	/
	(signature and stamp/full name)

**Mark about the receipt of a copy of the Application by the Lessee:**

" \_\_ " \_\_\_\_\_ 20\_\_ / \_\_\_\_\_

Appendix No. 1  
to the Application for Accession  
of “ ” 20 .

**Plan of the Rental Object**

**LESSOR:**  
“Estate Management Company” JSC

\_\_\_\_\_/ **Full name**  
Position

**LESSEE:**

\_\_\_\_\_/ **Full name**  
Position

**ACT  
of acceptance and transfer of the Rental object**

Almaty " " 20 .

"Estate Management Company" JSC, hereinafter referred to as the "Lessor", represented by \_\_\_\_\_, acting on the basis of \_\_\_\_\_ from " " \_\_\_\_\_, and \_\_\_\_\_, hereinafter referred to as the "Lessee", represented by \_\_\_\_\_, acting on the basis of \_\_\_\_\_, on the other hand,

collectively referred to as the "Parties", and separately as indicated above or the "Party", have drawn up this Act of Acceptance and Transfer of the Rental Object (hereinafter referred to as the "Act"), on the following:

in accordance with the Lease Agreement in the version posted on the Lessor's Internet resource (www.\_\_\_\_\_.) as of the date of its signing (hereinafter referred to as the "Agreement") and the Application for Accession dated \_\_\_\_ 20\_\_\_\_, the Lessor transferred and the Lessee accepted\_\_\_\_, with a total area of \_\_\_\_ sq. m., located on the \_\_ floor of the "\_\_\_\_" Business Center/"Turkestan" SHC / "Esentai Apartments" Residential Complex, located at: Republic of Kazakhstan, city \_\_\_\_\_, street\_\_\_\_, house \_\_\_\_

technical condition:  
sanitary condition:  
fire safety condition:  
availability of sources of heat supply, electricity, water supply, etc.:  
availability and number of connected telephone networks, independent phone numbers:  
detected shortcomings:  
utility meter readings:  
presence/absence of property:  
other information:

**LESSOR:**

**LESSEE:**

**Act of delivery and acceptance of the Rental object**

Almaty " " 20 .

"Estate Management Company" JSC, hereinafter referred to as the "Lessor", represented by \_\_\_\_\_, acting on the basis of \_\_\_\_\_ from " " \_\_\_\_\_, and \_\_\_\_\_, hereinafter referred to as the "Lessee", represented by \_\_\_\_\_, acting on the basis of \_\_\_\_\_, on the other hand,

collectively referred to as the "Parties", and separately as indicated above or the "Party", have drawn up this Act of Delivery and Acceptance of the Rental Object (hereinafter referred to as the "Act"), as follows:

in accordance with the Lease Agreement in the version posted on the Lessor's Internet resource (www.\_\_\_\_\_.) as of the date of its signing (hereinafter referred to as the "Agreement") and the Application for Accession dated \_\_\_\_ 20\_\_\_\_, the Lessee transferred, and the Lessor accepted\_\_\_\_, with a total area of \_\_\_\_ sq. m., located on the \_\_ floor of the "\_\_\_\_" Business Center/"Turkestan" SHC / "Esentai Apartments" Residential Complex, located at: Republic of Kazakhstan, city \_\_\_\_\_, street\_\_\_\_, house \_\_\_\_

technical condition:  
sanitary condition:  
fire safety condition:  
availability of sources of heat supply, electricity, water supply, etc.:  
availability and number of connected telephone networks, independent phone numbers:  
detected shortcomings:  
utility meter readings:  
presence/absence of property:  
other information:

**LESSOR:**

**LESSEE:**