**Unprotected Tenancy Lease Agreement**

Made and signed in Tel Aviv on the 25th of January, 2017

Between:

**MYYG Investments Ltd. (Private Company No. 513721373)**

105 Allenby Street, Tel Aviv

Telephone: 03-6285300 Fax: 03-5100196

By its Director and authorized signatory: Yehuda Gorsad, ID No. 323638015

(**hereafter: "the** **Landlord**")

of the first part;

And:

**Ido Fielding Technologies Ltd., Private Company No. 515576718**

14a Raoul Wallenberg Street Tel Aviv

Telephone: 0525056222

By its authorized signatories

Shlomo Ashkenazi, ID No. 022413306 and Ronen Yemini ID No. 027806140

**(hereafter: "the Tenant")**

of the second part;

**Whereas** The Landlord is the registered owner of sections 611/2596 of a six-story office building (hereafter: "the Building") located at 14a Raoul Wallenberg Street in Tel Aviv, known as Bloc 6638, Parcel 348; and

**Whereas** The Landlord wishes to lease out an area consisting of 116 square meters on the third floor, and two parking spaces on floor 0 and one parking space on floor -1, for a total of three parking spaces (hereafter: "the Leased Property"); and

**Whereas** The Tenant wishes to lease the Leased Property from the Landlord through a free and unprotected lease, for use as office space only, subject to and in accordance with the provisions of this Agreement; and

**Whereas** The Landlord wishes to lease out the Leased Property, all in accordance with the terms of this agreement (hereafter: "the **Agreement**");

  **The parties declare, agree and provide as follows:**

1. **Preamble and Appendices and Section Captions**
	1. The preamble to this Agreement and its Appendices form an integral part thereof and are as binding as all the other terms of the Agreement.
	2. The captions of the clauses of the Agreement are intended for ease of reading only and may not be used for the purpose of interpreting the text of the clauses.
2. **Parties’ Affirmations**
	1. The Landlord hereby affirms that it owns the right to lease out the Leased Property to the Tenant. The Landlord hereby affirms that its rights in the Leased Property are free of any lien and/or attachment and/or any third party right whatsoever, and that there is no obstacle arising from law and/or agreement and/or any other reason whatsoever preventing it from entering into this Agreement and carrying out its undertakings pursuant thereto.

This Agreement was signed by the parties and/or the representatives that are authorized to bind the Landlord, and it constitutes a valid and binding agreement from the Landlord’s perspective.

* 1. The Tenant affirms as follows:
		1. That it has examined the Leased Property and its surroundings and wishes to lease it, and that it has found it to be suitable for its needs and purposes as is in its present condition, including for the purpose of the lease, to its full satisfaction (subject to a signature regarding propriety at the time of delivery).
		2. That the Leased Property is in good and sound condition and that all its systems are in working order.
		3. That it will use the Leased Property in a manner which will not cause any disturbance and/or noise and/or nuisance for the other tenants in the leased building.

Stamp:

**Ido Fielding Technologies Ltd.**

**Private Company No. 515576718**

(Signature)

Stamp:

**MYYG Investments Ltd.**

**Private Company No. 513721373**

(Signature)