**Sublease** **Agreement (**an unprotected lease)

 Made and signed in Tel Aviv on 16 of August 2023

By and between

1. Eyal Cohen **I.D.** 208600064
2. Tamar Savion I.D. 20590928 6

Both from 93 Shlomo Hamelech St. Tel Aviv

(hereinafter: "the sublease lessor ") **On the one hand**

* AND-
1. Daniel Rezende. I.D.34552829 Mobile: 054-357-1742

Email: Danieljrezende@gmail.com

Committed Together and Separately, Hereinafter: **"Subtenant" or Sublesee Tenant" or "Tenants"**)

1. Starting at date 01/09/2023 until date 31/01/2024, the tenants will become the lessee of the apartment located at 93 Shlomo Hamelech St., apartment 6 Tel Aviv, known as block 6215, plot 202.
2. The lessor in the sublease legally rented the apartment from its owner - Mrs. Miriam Boyelov.
3. The sublessee will pay the sublessor a total of NIS 7,500 per month, which will be paid to the sublessor as follows:
	1. A total of 15,000 will be paid in 01/09/2023 for the first 2 months of rent;
	2. A total of 15,000 will be paid at November 1, 2023 for the following 2 months of rent;
	3. Payment of NIS 7,500 for the last month's rent by 01/01/2024
4. The sub-tenant will be responsible for paying all the apartment bills throughout the sub-tenancy period, in the amount approximated to a NIS 500 per month and this amount will be paid to the sub-lessor together with the rental payments. In case which the bills will exceed 500 NIS per month the difference will be paid by the sub-tenants.
5. The subtenant shall have no right to transfer or assign his rights according to this appendix or to the lease agreement to any third party and he confirms that the rights according to this agreement are personal to him only..
6. The sublessee will provide the sublessor with collateral equivalent to the securities provided by the sublessor to the leased owner for the relative period: 5 months, by a Promissory note for the amount of 40,000 NIS. The execution of any of the above securities by the lessor will be done if necessary, in accordance with what is stated in the lease agreement.
7. In case of any malfunction - the subletters will contact the sublessor and the malfunction will be fixed as soon as possible.
8. The sublessee agree to return the apartment in the same condition which they received it.
9. The apartment owner and the sublease lessor are not responsible for any injury of the subtenants or damage to their equipment.
10. This sublease appendix and any of its annexures or any interpretation of the main lease agreement shall be subject in full to the Israeli law and shall be governed by the sovereign courts in the Tel-Aviv district, Israel.

**Parties hereby confirm the above and sign as follows:**

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the lessor the sublessee

PROMISSORYNOTE

**Amount**: 40,000 Israeli Shekels (NIS)

**Date**: 16.08.2023

FOR VALUE RECEIVED, the undersigned, Subtenant (hereinafter referred to as the "Borrower"), hereby promises to pay to the order of the sublease lessor (hereinafter referred to as the "Lender"), the principal sum of Forty-Five Thousand Israeli Shekels (40,000 NIS).

**PAYMENT TERMS**: The Borrower shall repay the principal sum and any accrued interest on or before [DUE DATE].

**DEFAULT**: In the event of default in payment of this Note when due, the entire remaining principal sum, together with interest accrued thereon, shall become immediately due and payable at the option of the Lender.

**GOVERNING LAW**: This Note shall be construed in accordance with the laws of the State of Israel.

**ASSIGNMENT**: No assignment or transfer of this Note shall be valid without the written consent of both parties.

**MODIFICATION**: No modification or waiver of any provision of this Note shall be effective unless in writing and signed by both parties.

**IN WITNESS WHEREOF**, the Borrower has executed this Promissory Note as of the date first above written.

\_\_\_\_\_\_\_\_\_\_
Subtenant

\_\_\_\_\_\_\_\_\_\_
The Sublease Lessor