

1- The lessee shall be obliged to use the lease property as his/her own property, be careful not to damage it, not to cause anything to harm its qualities and qualifications and be nice to residents (if there is) inside it.

2- Water, Electricity, Water gas fuel expenses, gatekeeper price shall belong to the lessee.

3- If the leased property is leased to a third party wholly or partly by the lessee, divisions and directions change or if it is damaged by any means, the owner of the property shall cancel lease contract and without protesting and judging the damages and losses caused by this situation, he/she shall be forced to make lessee compensation. It shall not affect the owner of the property about his demand right from the lessee if the current damages are done by the third party.

4- If the leased property needs repair and a third party stake out a claim over this, the lessee is obliged to inform the owner of the property. If he/she doesn't inform, he/she shall be responsible for the damage. The lessee is obliged to consent to enforce of the mandatory repair. If small defects such as hinge, glazing, pivoting, lock and pusher installation, calcimine are done by the lessee without the knowledge of the owner and without waiting for a proper period, they shall not be demanded by the owner.

5- The tax and repair, cleaning settling expenses belong to the lessee. For this, number is accounted.

6- The lessee shall be responsible of delivering the property as he/she founds to the owner. The furniture and equipment in the leased property shall be wholly delivered at the end of lease contract. If this furniture or the property itself lose or wear due to usage, the lessee shall be obliged to pay the values of these as indemnity and in the way the owner demands.

7- The lessee shall not be responsible of loss or change in the property or furniture is he/she uses it properly. It is the original that the lessee takes it in a good situation.

8- The lessee shall not challenge for candidates coming to see property at the last month of the contract period.

9- In the event of not evacuating the property at the end of the lease period, the lessee shall indemnify the damages and losses of the owner.

10- The stamps to be posted to contract and contract prices and charges, charges and photographs to be given to municipality and notary offices belong to owner and the lessee.

11- The things which are not constituting harm for the lessee or the people living with him shall not be a reason to cancel the contract within lease period or discount in the lease.

12- The decoration expenses inside or outside the property shall belong to the lessee and he/she shall no rights to demand indemnity for these expenses and all of the real estate shall belong to owner.

13- Te lessee shall take City water, Water Gas and Electricity and make personal TV antenna system if there is not one in the building without taking the consent of the owner as long as the expenses belong to the lessee. The cost and services such as Radio and TV subscription, telephone subscription shall belong to lessee.

14- If there shall be a need for judgments not written in this contract, numbered 6579 Lease Law, Civil Law, Debts Law, 634 numbered Property Law and the other the related laws in enforcement shall be applied.

SPECIAL CONDITIONS

1) The lessee shall not use the immovable outside his/her aim, partly or wholly transfer or turnover, present to utilization of someone else.

2) The monthly lease price of the immovable isTL. The lease price shall be paid to mentioned bank account until of every month.

3) Bank account no:

4) If the lease price isn't pay twice in the same period, the unpaid month and the lease prices until the end of the period shall fall due and this shall be a reason for evacuation of the immovable.

5) Electricity, water and tax expenses, environment cleaning tax belongs to the lessee from the moment of leasing.

6) The lessee shall exactly adopt the decisions of the building management.

7) Yearly lease increase rate shall be increased as %.....

8) is given to owner of the immovable as assurance. This shall be immediately refunded to the lessee if the immovable is delivered undamaged, without lease, electricity, water, natural gas, environment cleaning tax management expenses to the owner.

9) The guarantee's guaranty is joint and several and the guarantee acknowledges and accepts that guarantee shall continue for the first lease period of the contract for the determined period.

10) The written addresses in the lease contract are accepted as resident addresses by parties, if these addresses change, the parties shall deliver the condition to each other written in an envelope within one week.

11) The lease contract is for Year. If the parties shall not make a written warning one month earlier than the expiry of the contract, the contract shall be longed and renewed for the next year.

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Hereby this contract is made up of article, in the event of dispute,Courts and Enforcement Offices shall be authorized.

This contract is adjusted and exchanged as copy for showing it is leased with the consent of aforementioned two parties.

GUARANTEE

LESSEE

LEASER