

Leasing agreement No ____

_____ city

20__ year “__” _____.

“ASIA ALLIANCE BANK” Joint Stock Commercial Bank, hereinafter referred in as the “Lessee”, from one side, acting based on _____ and _____ hereinafter referred in as the “Lease holder” “_____”, Director _____ running activity on behalf of the Regulation from other side have concluded this agreement about the followings.

1. Subject of agreement

1.1. In accordance with this Agreement the Lessee shall buy the leasing object according to the application of the Lease holder in order to implement the business activity and submit it to the Lease holder for leasing, the Lease holder shall accept the leasing site mentioned in the attachment of this agreement and implement leasing payments and other payments in the terms and conditions mentioned in the attachment 2 of the agreement and this agreement.

1.2. In accordance with this Agreement, the leasing object (its name, amount and quality indicators) and seller shall independently be chosen by the Lessee.

2. Definitions

2.1. Within this Agreement, the parties agree to use the following key terms:

2.1.1. **Leasing** - is a special type of financial lease, in this one side (Lease holder) shall take the property (leasing object) mentioned in the leasing agreement from the third party (seller) according to the order of the second party (Lessee) and submit it to the Lease holder for using and owning in the terms and conditions in this agreement.

At the same time, the leased object remains the property of the Lessor during the lease period.

2.1.2. **Leasing object**: property specified in Annex 1 of this Agreement.

2.1.3. **Lessee**: “ASIA ALLIANCE BANK” JSC having the right for owning and buying the leasing object in order to lease the leasing object to the Lessee.

2.1.4. **Lease holder**: « _____ » taking the leasing object with further transferring property ownership and taking for using as per the leasing terms and conditions and terms mentioned in this Agreement.

2.1.5. **Leasing term**: The term consists of the term of the investment lease and the term of the main lease.

If the leased object is delivered in parts, the lease term is calculated separately for each part of the leased object.

Investment leasing term – the period from the date of opening of the letter of credit in accordance with the agreement/contract for the purchase of the leased object until the date of the main lease term.

During the term of the investment lease the Lease holder shall carry out the actions for giving to the Lessee and buying the leased objects.

During investment leasing period the Lessee shall pay the percentages calculated based on the annual ____% percentage rate to the Lease holder for opened accreditive amount in accordance with the Agreement / Contract for buying the leased leasing object. Interest is calculated according to the actual number of days of the investment lease period.

The main term of the lease – is a period accepting the leasing object for leasing by the Lessee for owning and using since the date of signing transfer and acceptance act within ____ (_____) month.

During the main period of the Leasing, the Lessee shall accept the leasing object for owning and using based on the terms and condition of the leasing. During the leasing period the Lessee shall pay the leasing payments, according to the leasing payments, shall pay the payment in accordance with the payment schedule mentioned in the attachment 2 of this leasing agreement by the Lease holder and Lessee.

2.1.6. Leasing payments: is an amount of money subjected to be paid by the Lessee to the Lease holder during the lease period specified in this contract and in the period and amount provided for in this contract, compensates the amount of the property of the Lessee leased to the Lease holder and leasing margin of the Lessee. Lease payments are paid by the Lessee on the 20th of each month based on the schedule that is an integral part of this contract.

At the initiative of the Lessee or in accordance with the terms and conditions of this agreement and at the request of the Lease holder, early full compensation of the leasing payments may be carried out.

2.1.7. Leasing margin – is a part of the leasing payments, is the lessor's interest income. It will be calculated as per ____ interest rate into the real annual indebtedness residue for compensation of the amount of the leasing object (main debt).

2.1.8. Increasing leasing margin - is an interest income of the Lease holder, it will be calculated for annual ____% interest rate into the real indebtedness residue which repayment period is expired for compensation of leased object amount (main debt).

2.1.9. Agreement (contract) for buying the leasing object – is a (import) agreement signed for buying the leasing object among the Seller, Lessee and Lease holder hereinafter referred in as the "Agreement/Contract".

2.1.10. The value of the leasing object – is the value of the property in accordance with the agreement /contract, it is amounted to _____ (_____)_____.

2.1.11. Leasing advance payment – after leasing object (IM-40 document as per the import agreement, transfer and acceptance act as per other agreements) has been registered, within 7 working days, it is a payment paid by the Lessee in the amount of 25 percent of the value of the leasing object.

2.1.12 Main debt – the difference between the value of the leased object and the value of the paid advance and lease payments in the compensation of the value of the leased object. This difference is the basis for calculating the monthly lease margin and must be paid over the lease term.

3. Purchasing the leasing object by the Lease holder

3.1. The Lease holder shall conclude the three sided contract with the Seller and Lessee for purchasing the leasing object within 10 (ten) calendar days starting from the date of signing this Agreement. This period may be changed depending on the deadline for agreeing the text of the agreement among the Lessee, Lease holder and Seller.

3.2. The Lease holder shall be obliged to fully and timely fulfill the payments in the order and terms mentioned in the agreement / contract signed for buying the leased object between the Lessee and Seller as well as implement all other duties coming from this agreement / contract.

4. Submission of the leasing object

4.1. In accordance with this agreement seller of the leasing object is a company of _____".

4.2. The Lessee within 2 calendar days shall be obliged to inform the Lease holder regarding delivery of the leasing object to the appointed address.

4.3. After the registration of leasing object the followings will be implemented within 7 days:
- the Good (leasing object) signed in the participation of all Parties of the agreement for the amount and completeness of the leasing object among the Lease holder, Lessee and Seller;

The lessee shall carry out customs and other clearance costs for the leased object.

In accordance with the contract, the equipment (the leased object) is delivered in parts. Leasing to the Lessee can also be carried out partially.

4.4. All risks related to the destruction, loss, damage, theft of the leased object are transferred to the Lessee from the date of delivery of the leased object.

4.5. In accordance with this Agreement and the Agreement / Contract signed for buying the leased object, the Lease holder should be submitted the copies of the documents (act, protocol, advertisement sheet, records and others) registered and signed by the Lessee no later than the next day.

5. Buying the leasing object, expenses for leasing and keeping it

5.1. All costs of the lease holder related to the formalization of the lease agreement shall be reimbursed by the lessee within 3 (three) calendar days from the day of the lessor's demand for payment.

5.2. The lessee is obliged to:

- maintaining the leased object in appropriate conditions, repairing the leased object at one's own expense;

- ensure the proper use of the leased facility;

- timely payment of fees for the maintenance and repair of the leased object from its own funds, as well as making other expenses for the maintenance and use of the leased object;

- payment of all mandatory payments (taxes, fees, etc.) to the budget.

5.3. At the request of the lease holder, the lessee shall submit to him, no later than 3 (three) calendar days, documents related to his contractual obligations and financial relations with the parties related to the leased object.

6. Protection and use of the leasing object

6.1. During leasing period of the leased object, the security and completeness of the leased object will be ensured by the Lessee.

6.2. During the leasing period the Lessee shall be obliged to use the leased object for only business purposes and in accordance with the its production purposes (specifications).

6.3. During this leasing agreement the Lessee is prohibited to do the followings:

- use of the leased object for other purposes;

- Alienation of the leased object in any way without the written consent of the lease holder, use as collateral for other obligations of the lessee;

- including the leased object as a contribution (share) to the charter fund of the business company and/or companies.

6.4. With the written consent of the Lease holder, the lessee has the right to perform the following actions in relation to the leased object:

- sublease, temporary ownership and use to third parties;

- transfer of rights and obligations under this contract.

6.5. During the period of use of the leased object, the lessee must keep it in good condition, regularly inspect the leased object, and in necessary cases, he must repair the leased object at his own expense.

6.6. The lessee is obliged to take all necessary and necessary measures in terms of technical safety, fire safety and production sanitation in accordance with the current legislation.

6.7. The lessee is obliged to conscientiously follow the methods of using the leased object and its maintenance.

6.8. During the leasing period, the Lessee shall bear responsibility to register all the things related to the security, use and storage of the leased object, carries out activities related to licensing and fulfillment of other requirements at its own expense, as well as compliance with all regulatory and legal instructions and procedures of the state and other competent administrative bodies for the use of the leased object, including the laws, rules and procedures of the republic and local authorities.

6.9. The Lessee shall be obliged to protect the leased object and / or its one part regardless of the causes committed or not committed in the result of theft, loss, damage and such acts willful acts, failure to exercise supervision or negligence.

6.10. The lessee is responsible for the damage and/or injuries caused by legal entities and individuals during the maintenance and use of the leased object, as well as for any other demands and claims against the lease holder.

6.11. If the Lessee, with the written permission of the Lease holder, subleases, temporarily owns or uses the leased object for free use, the lessee is not released from responsibility for the proper maintenance of the leased object and its use in accordance with its functional direction..

7. Changing in the leasing object

7.1. Without the written consent of the Lease holder, The lessee may not make any additions to the leased object, improve or change or re-equip the leased object, except for cases where such changes are related to the repair work of the leased object.

7.2. Making additions to the leased object, improving or changing, re-equipping the leased object and carrying out other actions by the lessee is carried out only after receiving the written consent of the Lessor, in accordance with the technical documents of the leased object and relevant regulatory legal documents.

7.3. Modifications that may be improved or excluded with the written consent of the Lessor shall be the property of the Lessee. Modifications that are improved and not removed with the written consent of the Lease holder are not covered by the Lease holder when the leased object is returned.

7.4. If the lessee improves the leased object without the prior written consent of the lessor at the expense of integral changes, The lessee is obliged to remove the changes made at the first request of the lessor and return the leased object to its original state at its own expense.

8. Лизинг об'єктининг йўқотилиши ёки зарарланиши

8.1. From the moment of delivery of the leased object or its part, the Lessee shall bear responsibility against the risks on loss, breakdown, disappear, theft, random lost of the leased object or its one part according to any causes including emergency causes. As a result of the damage caused by the above cases, if it is not covered by the insurance conditions or if the insurance company refuses to pay the insurance coverage for any reason, The Lessee must repair the leased object (a part of the leased object) at his own expense, or the Lease holder must compensate the Seller in cash for the value of the leased object or any part of it, less the lease payments paid.

In the event that an insurance event occurs as a result of the damage caused by the above risks, and the insurance company pays the insurance coverage to the Lease holder, Lessee if such right is given to him by Lease holder, can repair and restore the leased object or its part at the expense of the funds paid under the insurance contract of the leased object.

If the Lease holder does not grant such a right, the Lessee shall repair or restore the leased object at his own expense. Funds paid by the Insurance Company under the insurance contract of

the leased object are transferred to the account of the Lessee for the payment of further lease payments.

8.2. Repair and restoration of the damaged leased object or its part must be carried out only in accordance with the technical documents and relevant norms and regulations.

8.3. During the repair of the leased object, the lease payments are paid in full according to the established schedule.

9. Insurance

9.1. The leased object must be insured in an insurance company (Insurer) in favor of the Beneficiary-Lease holder within 3 (three) calendar days from the date of signing the transfer-acceptance deed. The list of insurance events is reviewed and determined by the Lease holder. In order to ensure the duration of the insurance company's obligation to cover the insurance risks specified in the insurance contract, the lessee ensures timely and full payment of the insurance premiums specified in the insurance contract.

9.2. All insurance obligations of the lessee are derived from the insurance contract of the leased object.

10. Returning the leased object and its refecton

10.1. The lessee shall not be entitled at his initiative and without the written consent of the Lease holder to return and / or reject the leased object in absence of the grounds for returning in the cases mentioned in the deliver agreement or law.

10.2. When the Lessee refuses or return the leased object, the Lease holder has the right to collect a fine from the lessee in the amount of 100% of the value of the leased object specified in the relevant contract (delivery contract).

11. Leasing and other payments

11.1. This paragraph specifies the process of determining the total amount of the leasing payments paid by the Lessee and Lease holder to the Lessee. Leasing payments mean the amount of the leasing object leased by the Lessee to the Lease holder and compensation of the income (leasing margin) of the Lessee.

11.2. During the lease term, lease payments are made based on the lease payment schedule, which is an integral part of this agreement. At the time of drawing up the deed of leasing the leased object, the Lessee and the Lease holder also sign the lease payment schedule.

11.3. Lease payments are paid to special bank accounts opened by the Lessee for accounting of leasing transactions.

11.4. The date of receipt of funds from the Lessee to the special bank accounts opened for accounting of leasing operations of the Lessee shall be the date of making the lease payment.

11.5. The lessee has the right to independently pay all or part of the lease payments specified in this lease agreement ahead of time. In such cases, Lessee shall not be entitled to early compensation of all leasing payments within the first 12 (twelve) month of the main leasing term without the written consent of the Lease holder in advance.

11.6. If the Lessee after 12 (twelve) months of the lease term intends to shorten the lease term and/or change the payment schedule of the lease payments and thereby prepay all or part of the lease payments, The lessee must inform the Lease holder about this in writing.

An additional agreement for early payment of all and/or part of the lease payments by the lessee is carried out by the approval of a new schedule of lease payments to be signed by the lessor and the lessee.

11.7. Lease payments are made by the lessee regardless of whether the leased object is actually used or not.

When the possibility of using the leased object is limited or due to its non-operation, its complete or partial destruction, damage, the occurrence of emergency situations, technical malfunction, its economic activity is inappropriate or there are reasons for legal restrictions, under this Agreement, the Lessee is not released from the obligation to pay lease payments.

11.8. The amount of lease payments actually paid by the lessee does not include the fines specified in this Agreement, as well as the sums paid as a result of delaying the timely payment of lease payments and other payments provided for in this Agreement.

11.9. Herewith the parties shall direct the all money resources coming from the Lessee to the Lease holder as leasing payments or other payments for this agreement regardless of what lease payment is specified in the Lessee's payment order and compensate available indebtedness Until the day when these funds are first received by the lease holder.

11.10. All funds received from the Lessee to the Lease holder shall be accounted for in the following order:

first of all - to cover overdue commissions;

in the second place - to cover the amount of default charge calculated in accordance with this agreement due to the delay in the payment of lease payments and other payments in accordance with this agreement;

in the third place - to cover the overdue lease margin;

in the fourth place - to repay the overdue debt (refund the value of the leased object);

fifth - to cover the increased leasing margin on the overdue principal debt;

sixth - to cover term commissions;

seventh - to cover the term leasing margin;

in the eighth place - to cover the term principal debt;

ninth - to cover other payments specified by this contract (Lease holder's expenses, etc.).

11.11. Within 5 (five) banking days after the end of the Investment term of the lease, the Lessee shall compensate the Lease holder with a one-time payment of the interest calculated during the term of the Investment lease.

11.12. If on the day of payment, the equivalent of the value of the Leasing object in the national currency due to a decrease in the exchange rate is greater than the value in the national currency as of the day when the BYuD (customs cargo declaration under the IM-40 regime) documents for the Leasing object are drawn up, the Lessee must cover the exchange rate difference to the Lease holder within 3 (three) banking days from the date of signing the deed of transfer-acceptance of the leased object.

12. Withdrawing the money resources from the bank account of the lessee

12.1. Within the framework of this agreement, if the Lessee delays lease payments or other payments (commissions, lessor's expenses reimbursement payments, fines, fines, etc.), the Lease holder has the right to deduct funds from all bank accounts of the Lessee without acceptance.

12.2. In cases where the lease and other payments under this contract are not made on time, the Lessee shall give the right to the Lease holder to withdraw money resources without accept from all banking accounts of "ASIA ALLIANCE BANK" JSC. If the Lessee's main account is in another bank, Within 15 (fifteen) calendar days after signing this contract, the Lessee shall submit to the Lessor Bank a copy of the agreement "On the withdrawal of funds without direct acceptance" concluded with the bank where the main deposit account was opened.

12. Submitting the ownership right

13.1. Under this contract, the leased object is purchased at the expense of the Lease holder, and ownership of the leased object is transferred to the Lease holder. After the transfer of ownership of the leased object, The lease holder leases the leased object to the lessee. At the end

of the lease term, In the case that the lessee has fulfilled all his obligations in full and in good faith, as well as all lease payments have been made in full, the leased object is transferred to the Lessee as property.

13.2. Ownership of the leased object is transferred from the Lessor to the Lessee on the day after the end of the lease term, on the condition that the Lessee has paid all the lease payments in full and fulfilled all the obligations specified in this contract.

13.3. In case of early payment of lease payments in accordance with the procedure specified in this Agreement, Ownership of the leased object shall be transferred to the day after all lease payments have been paid in full before the due date and all obligations specified in this agreement have been fully fulfilled.

13.4. The transfer of property rights to the owner is carried out by means of a deed drawn up between the Lease holder and the Lessee and signed on the day of the transfer of property rights.

13.5. In the event that the lessee has not fulfilled the obligations under this contract in full before the end of the lease term, at the same time, the lease payments have not been made, the ownership right does not pass from the Lease holder to the Lessee, and the Lease holder has the right to return the leased object to himself as his property (confiscate) and to sell or rent it to third parties.

In this case, the lessee must return the leased object to the lease holder in accordance with the procedure specified in clause 21.3 of this contract.

14. Subrogation of the lessee's rights in favor of another

14.1. This Agreement applies specifically to this Lessee, therefore, the Lessee has no right to transfer its rights and obligations under this agreement or any benefits arising from it to third parties without the written consent of the Lease holder.

15. Subrogation of the lease holder's rights in favor of another

15.1. The lease holder has the right to fully or partially transfer its rights and obligations under this contract to third parties within the framework of the current legislation. In this case, the Lease holder must immediately inform the Lessee about the transfer of his rights in favor of others.

16. The right for taking the leasing object back, sealing and taking back

16.1. In case the lease holder violates his obligations under this lease agreement, including if he has delayed lease payments for two or more consecutive periods, if the maintenance and intended use of the leased object by the Lessee is contrary to the terms of this agreement, the lease holder has the right to take back the leased object and deliver it to the place chosen by the lessor, and the lessee, without opposing it, is obliged to return the leased object to the lessor, as well as all other documents.

16.2. If the withdrawal of the leased object requires its dismantling and transportation, execution of these works and their financing shall be carried out by the Lessee. If the Lessee does not perform the above actions within 5 (five) calendar days from the date of receiving a written application to return the leased object, dismantling and transportation of the leased object is carried out by the Lease holder. At the same time, All costs incurred by the lease holder shall be paid by the lessee within 5 (five) banking days from the date of receipt of the written request for these costs.

16.3. The lease holder has the right to seal the leased object at its location from the day of receiving a written request from the lessee until the leased object is actually taken away from him.

16.4. The Lessee shall be fully responsible for the safekeeping of the leased object until the actual removal by the Lease holder. In such cases, the Lessee is obliged not to prevent the Lease holder and/or his representatives from entering all the necessary production and service rooms,

including the necessary special equipment, during the performance of work on the withdrawal of the leased object.

16.5. Simultaneously with the withdrawal of the leased object the lease holder is obliged to pay the amount of late lease payments, as well as fines, fines, etc., as well as all payments requested by the lessee in connection with the compensation of other damages related to these circumstances, within 5 (five) banking days from the date of receipt of such a request. If the Lessee does not pay the above fees on time or avoids accepting the written application by the Lease holder for any reason, the Lease holder has the right to charge the above fees without acceptance.

16.6. If the Lessee fulfills the conditions specified in Clause 16.5 of this agreement, at the request of the Lease holder, the seized leased object can be returned to the Lessee for use and ownership.

16.7. The procedure for taking away and confiscating the leased object reflected in this section may be used by the Lease holder in all cases based on the terms of this contract.

16.8. Repossession of the leased object or its withdrawal does not release the Lessee from fulfilling obligations under this agreement, including obligations to pay late lease payments, default charge (fine, penalty) and compensation for damages caused to the Lessee.

17. Taking into account the value of the leased object

17.1. The value of the leased object, since this object remains in the possession of the Lease holder, cannot be deducted from the amount owed by the Lessee, except for the cases mentioned in the paragraph 17.2 of this agreement.

17.2. If the Lessee does not properly fulfill its obligations under this agreement and the Lessor demands early payment of the full amount of lease payments and/or return of the leased object, the value of the leased object may be transferred to the Lessee's debt in the following cases:

17.2.1. In case of sale of the leased object by the Lease holder to third parties, the proceeds from the sale of the leased object are taken into account after deducting the amount of tax calculated by the Lease holder when the leased object is sold.

17.2.2. The leased object can be withdrawn by the Lessor to the debt account at the agreed value between the Lease holder and the Lessee, taking into account the actual depreciation value and the market value of the leased object. In this case, the debt settlement account (offsetting) is the tax payable by the Lease holder in case of realization of the Leased object from the compensation sum (value) specified (accounted for) in the transfer-acceptance (withdrawal) deed agreed by the parties on the leased object. minus the amount. Determining the value of the debt repayment account for the leased object can be carried out by involving independent appraisers according to the agreement of the parties.

18. Providing and checking the information

18.1 During the whole leasing term the Lease holder has right to request from the Lessee the copy of documents and / or information regarding its financial, property, economic and legal status (a set of annual and quarterly reports approved in the following forms: annual balance sheet approved by relevant tax authorities, as well as quarterly operating balance sheet, report on the results of financial activities, etc., reconciliation statements on debtor and creditor debts, overdue debts), prospects for paying lease payments, the condition of the leased object, as well as relations with third parties under the terms of this agreement in writing form.

At the request of the lease holder, The lessee is obliged to provide the applicant with any information and documents indicated in the request within 5 (five) calendar days from the date of receipt of the written application from the lease holder.

18.2. The lessee is obliged to keep accounts (electronically, in the form of books, documents, etc.) related to the clarification of all expenses, which determine the technical and other important details related to the implementation of the lease.

18.3. The lessor has the right to check the use of the leased object with the lessee at any time and in the forms determined by him. As part of the inspection, the Lessor has the right to get acquainted with all the books and all other documents necessary for the lease, as well as to request the presentation of current information about the project (lease) and future plan information.

18.4. The Lessee undertakes to allow the employees of the Lease holder to enter the service, production, storage and other places to conduct targeted inspections and assess the condition of the leased object.

18.5. The lessee is obliged to immediately report all situations that significantly affect the performance of the lessee's obligations under this contract or create risks.

18.6. During the term of this contract, the Lessee is obliged to inform the Bank in advance about the change, reorganization, termination of its organizational and legal form. Without prior agreement with the lessor (Bank), The lessee must not take actions that have a negative impact on the timely and full performance of his obligations under this contract, he must not pledge any of his property as a guarantee for the fulfillment of his obligations to third parties, and he must not participate as a guarantor for the obligations of third parties.

18.7. The Lessee is obliged to inform the Lease holder regarding purchase or transfer property in the amount of which the total capital exceeds 25% (percentage) of the balance sheet value, as well as about the transaction and/or multiple transactions with related parties regarding the possibility of purchase or transfer, as well as on transactions that lead to an increase in the Lessee's obligations to this amount in writing form. This obligation must be fulfilled within 10 calendar days from the date of conclusion of the specified transactions.

18.8. During the term of this contract, without prior consent of the Lease holder the lessee may not enter into agreements with third parties that contradict the fulfillment of the terms of this contract or threaten the proper fulfillment.

18.9. The lease holder has the right to check the financial condition of the lessee, the condition of the leased object and monitor the fulfillment of the obligations undertaken by the lessee during the term of this contract.

18.10. The lease holder undertakes to notify the lessee of the estimated period of inspection of the leased object and related documents at least one day before the inspection date.

19. Parties responsibilities

19.1. Lease holder is obliged to:

19.1.1. The lessee has the right to complain about non-observance of the term of the lease holder's purchase agreement/contract.

Non-fulfillment of their obligations under this agreement due to the action and/or inaction of the Lessee and/or third parties shall release the Lessor from any liability.

19.2. Lessee is obliged to:

19.2.1 In the event of non-payment of the lease margin and overdue arrears within the specified period, the lessee pays the lessor a fine of 0.15% (percentage) for each day of late payment, but no more than 50% (percentage) of the late payment amount.

19.2.2. Refund of the value of the leased object, in case of delay in the lease payment period in relation to the principal debt, The lessee is obliged to pay the increased amount of the lease margin, which is considered as the principal debt according to clause 2.1.8 of this contract.

19.2.3. In case of delay in reimbursement of expenses in accordance with clause 5.1 of this contract, as well as in case of delay in other payments provided for in this contract, the Lessee shall pay a penalty to the Lessor in the amount of 1% of the unpaid amount for each day of late payment, but not more than 50% of the late payment amount.

19.2.4. If the actions specified in clause 6.4 of this agreement are performed without the written consent of the lease holder, the lessee shall pay a fine as follows:

- when the leased object is subleased - in the amount of all amounts received in accordance with the sublease agreement, but not less than the amount of one lease payment determined by this agreement, for each month that the leased object is in the possession of the sublessee;

- in case of performing other actions specified in clause 6.4 of this contract, the lessee pays a fine in the amount of 50 (fifty) times of the minimum monthly salary.

19.2.5. As a result of non-fulfillment or improper fulfillment of the obligations specified in clauses 5.2, 5.3, 6.1-6.9, 8.1, 9.1 of the contract, as well as in section 18 of this contract, the Lessee shall pay a fine in the amount of 100 (one hundred) times the minimum wage.

19.2.6. In accordance with the paragraphs 13.5., 16.1. and 21.3. of the contract due to failure to return the leased object on time, the Lessee shall pay a fine of 5% of the value of the leased object to the Lease holder.

19.2.7. In case of full payment of all lease payments during the first 12 (twelve) months of lease payments without the prior written consent of the Lease holder, The lessee shall pay a penalty in the amount of the lease margin not received by the lease holder based on the schedule of lease payments.

19.3. In cases not provided for in this contract, the parties are responsible in accordance with the legislation of the Republic of Uzbekistan.

20. Entry into force and termination of the agreement

20.1. This agreement comes into force from the date of signing by the Lease holder and the Lessee.

20.2. The contract is terminated from the date of full fulfillment of the obligations of the parties to each other under this contract.

21. Termination of the agreement

21.1. The Agreement may be cancelled (terminated) with the agreement of the parotes as well as in accordance with the legislation of the Republic of Uzbekistan and other basis mentioned in this Agreement.

21.2. The Lease holder may cancel this agreement in one-side, by unilaterally refusing to perform it, without compensating the Lessee for any expenses incurred as a result of termination of the contract, by giving written notice to the Lessee 10 (ten) calendar days before the date of cancellation in the following cases:

21.2.1. If the Lessee regularly (two or more times) violates its obligations under this agreement to pay lease payments, as well as if the lease violates the terms of this agreement regarding the maintenance and intended use of the object;

21.2.2. Deterioration of the lessee's financial condition (losses, illiquid balance, etc.);

21.2.3 Negligence in accounting reporting, inaccurate accounting information and/or failure to timely submit financial and other reports;

21.2.4. Providing incorrect and false information and/or refusing to provide information required by the Lease holder to analyze and control the execution of the project, the financial situation of the Lessee;

21.2.5. When a criminal case is instituted against the managers - officials of the lessee, if the lessee's funds and property are seized, if operations on the lessee's accounts are suspended;

21.2.6. Bankruptcy or liquidation of the lessee or the occurrence or threat thereof;

21.2.7. In case of violation of obligations provided for in Clauses 5.2., 5.3., 6.1.-6.9., 8.1., 9.1. and Section 18 of the Agreement.

21.2.8. If the parties do not reach a mutual agreement as a result of taking measures to eliminate the identified defects and defects of the leased object by the Lease holder and/or the Lessee, when replacing the leased object and concluding a new sales contract.

21.3. If the Lessor unilaterally cancels this contract, the Lessee will voluntarily return the leased object within 1 (one) working day from the date of termination of the contract and cover all damages related to the cancellation of this lease contract. At the same time, the Lessee does not have the right to demand a refund of the lease payments.

21.4. When the lessee's non-fulfillment of the obligations stipulated by this contract is considered a serious violation, as specified in clauses 21.2.1.-21.2.7 of the contract, the Lease holder has the right to take all measures specified in the lease without prior notice:

- Requiring the lessee to immediately pay a part or the full amount of the lease payments provided for in this agreement before the due date. In this case, the Lease holder, in accordance with the procedure established by law, The lessee has the right to withdraw funds from the account of the lessee without acceptance;

- taking away (repossession) the leased object at the same time as canceling the contract and demanding compensation for damages.

21.5. 21.2.1 of this contract. and when the contract is terminated for the reasons specified in articles 21.2.7., the Lessee is obliged to pay the amounts to the Lessor in the following amounts:

- Lessee's arrears of lease payments (if existing at the time of termination of this agreement);
- the sums of default charge and penalty stipulated in this contract.

22. Force majeure

22.1. The parties are released from liability for partial or complete failure to fulfill their obligations under this contract, if such failure is due to extraordinary circumstances, such as fire, flood, earthquake, war, military action, civil unrest, government intervention, changes in legislation and other circumstances, if these circumstances are recognized as force majeure in accordance with applicable laws.

In this case, the terms of performance of the obligations specified in the contract will be extended proportionally during the period of force majeure.

22.2. According to the contract, the party that is unable to fulfill its obligations due to force majeure must notify the other party in writing about the occurrence and termination of this force majeure situation 10 (ten) calendar days in advance.

The fact that a force majeure situation has occurred must be confirmed by a document from an authorized state body.

22.3. If the force majeure situation continues for 30 (thirty) calendar days, the parties will meet to discuss what measures should be taken.

22.4. If within the next 30 (thirty) calendar days the parties cannot agree on the future of this lease agreement, each party has the right to unilaterally terminate this agreement.

23. Miscellaneous

23.1. The parties shall endeavor to resolve all disputes or disputes arising out of or in connection with this Agreement through negotiations. In the event that the parties do not reach an agreement, disputes between them will be resolved in accordance with the procedure established by the current legislation of the Republic of Uzbekistan.

23.2. The Agreement may be supplemented or amended only with the written consent of the parties.

23.3. All annexes and annexes to this agreement are an integral part of it.

23.4. This contract is made in two copies with identical legal force, one copy for each party.

24. Parties requisites

1. LEASE HOLDER:

LESSEE:

<p>JSC «ASIA ALLIANCE BANK» _____ branch</p> <p>Address: _____ _____ _____</p> <p>TIN: _____ General classifier of national economy sectors _____</p> <p>MFO: _____</p> <p>telephone: _____ _____ _____</p> <p>Place of seal</p>	<p>« _____ » LLC</p> <p>Address: _____ _____ _____</p> <p>TIN: _____ General classifier of national economy sectors: _____</p> <p>Bank _____ account: _____</p> <p>_____ MFO: _____</p> <p>Telephone: _____</p> <p>Director _____</p> <p>Chief accountant _____</p> <p>Place of seal (if available)</p>
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