

LEASE AGREEMENT

Between

The American Colony Hotel

And the

United Nations Development Programme (UNDP)

THIS LEASE Agreement made and entered into this 27th day of August in the year two thousand seven by and between The American Colony Hotel whose address is P.O. Box 19215, Jerusalem, 97200 for the Hotel, its heirs, executors, administrators, successors and assignees, (hereinafter referred to as "**the Lessor**"), and the United Nations Development Programme (UNDP), on behalf of the Quartet Blair's mission. The Lessor and the UNDP are collectively hereinafter referred to as "**the Parties**".

WITNESSTH:

The Parties hereto, for the mutual considerations herein set forth, hereby agree as follows:

1. The Lessor hereby leases to the UNDP for the use of the Quartet Blair Mission, and the UNDP hires from the Lessor, the premises comprising of the Fourth floor of the New Wing and one room on the third floor of the hotel that consists of ten rooms, at the American Colony Hotel, 23 Nablus Road, P.O. Box 19215, East Jerusalem 97200. The said premises (hereinafter referred to as "the demised Premises") being more fully described as follows:
Room numbers [REDACTED], [REDACTED], [REDACTED], [REDACTED], each room comprising a bathroom, built-in closets, central air conditioning for cooling and heating, seven (7) specified daytime parking spaces by the laundry area and the hotel will endeavour to provide an additional three places when required by the lessee

"TOGETHER WITH the use in common with other persons entitled thereto of the entrances to the building and stairways.

TO BE USED for the Quartet Blair Mission in the country and for such other purposes as the UNDP may desire, this Lease Agreement cancelling all other agreements, if any, heretofore entered into between the said Parties relating in any way to the demised Premises.

FOR A TERM beginning 27 August 2007 and ending 31 August 2008 or on such earlier date as this Lease Agreement may terminate as herein provided.

2. The UNDP, on behalf of the Quartet Blair Mission, shall pay the Lessor for the demised Premises a rent of US\$ \$1,338,082 (One Million Three Hundred and Thirty-Eight

Lessor's Initials

UNDP's Initials