AGREEMENT

This Agreement, dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023,

between: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[INSERT NAME OF PROPERTY OWNER]

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 [INSERT PASSPORT NUMBER]

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 [INSERT ADDRESS]

 (individually and collectively, "Property Owner")

on the one hand,

and: World Zionist Organization

 ID Number 500500350

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 [INSERT ADDRESS]

 (individually and collectively, "WZO")

on the other hand.

WHEREAS, Property Owner owns and/or has the full right and title to that certain residence located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Property");

WHEREAS, Property is vacant and free of any inhabitants, and, as a result of the state of emergency in Israel, the Property Owner agrees to house citizens who require temporary housing ("Occupants");

WHEREAS, in accordance with the criteria to be formulated by WZO in cooperation with government welfare agencies, without any monetary consideration and without giving Occupants any rights in the Property other than the right to live for a defined period; and

WHEREAS, WZO is willing to take upon itself, free of charge, the responsibility to house Occupants who meet the criteria and to house them in a temporary housing property and to manage and handle anything resulting therefrom, including taking care of the ongoing maintenance of the Property, without giving WZO any other rights in the Property.

NOW, THEREFORE, it is declared, agreed and stipulated between the parties as follows:

# Property Owner hereby grants WZO the right to house Occupants in the Property, as temporary housing, for a limited period, commencing on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [INSERT COMMENCEMENT DATE] and expiring on the date which is not later than 90 days following the date of Property Owner's written notice of the termination of the right as set forth herein (the "Term").

# WZO will use the Property for the purpose of housing Occupants only, at its discretion, who meet the criteria to be formulated by WZO in cooperation with government welfare agencies, and it undertakes not to use the Property for any other purpose.

# WZO undertakes not to charge the Occupants and/or any other party whatsoever for the use of the Property.

# WZO will be responsible for payments arising from the temporary use of the Property such as electricity, water, gas. It should be clarified that these payments will not include municipal taxes and management fees, to the extent applicable (which the Property Owner will continue to bear).

# WZO undertakes not to deliver, rent, pledge or transfer in any way the entire Property or part of it, nor to permit anyone other than Occupants, as defined above, and for a period of temporary housing, to use the Property or part thereof in any manner whatsoever.

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# WZO will be liable by law to the Property Owner for any damage of any kind whatsoever caused to any person and/or Property due to compliance with the provisions of this Agreement, except for damages and/or defects that did not result from the use of the Property.

# WZO undertakes to act to vacate the Property at the end of the Term, as detailed above in Section 1, in good condition, subject to reasonable wear and tear, and WZO will bear all expenses resulting therefrom, if any. For this purpose, this Agreement constitutes an irrevocable assignment of the right and authorization, in favor of WZO, to take any action to implement this Agreement and take legal proceedings against the Occupants and/or anyone acting on their behalf, as much as necessary.

# The parties agree that this Agreement shall be governed by the laws of the State of Israel and the competent court in the city of Jerusalem shall have exclusive and exclusive jurisdiction with regard to this contract between the parties.

IN WITNESS WHEREOF, each of the parties signed the following on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [INSERT DATE]:

PROPERTY OWNER: World Zionist Organization

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_