

## Agreement

between:

<b>Name of Property Owner 1:</b>	<b>Name of Property Owner 2:</b>
<b>I.D. / Passport No.:</b>	<b>I.D. / Passport No.:</b>
<b>Of _____ Street</b>	<b>Of _____ Street</b>
<b>Cell Phone No.:</b>	<b>Cell Phone No.:</b>
<b>E-mail Address:</b>	<b>E-mail Address:</b>

(hereinafter jointly and severally: the “Property Owner”)

### Of the First Part

and: **The World Zionist Organization**

**Registration No. 500500350**

Of \_\_\_\_\_ Street

(hereinafter: the “WZO”)

### Of the Second Part

**Whereas** The Property Owner declares that it is the Owner of all the rights and the sole possessor of the residential apartment at the address ....., Apartment No. ...., ..... floor, containing ..... rooms, and that no one else has any rights in the property (the “Property”);

**To the extent possible, appended hereto is the land registration abstract/certificate of the rights from the Israel Lands Authority / construction company, and**

**Whereas** The Property is vacant of any person and fit for dwelling; and

**Whereas** In light of the emergency situation in Israel, which commenced on October 7, 2023 and the “Iron Swords” War, the Property Owner is interested, and agrees, to house in the Property citizens who require temporary housing for a limited period (hereinafter: the “Tenants”) in accordance with the criteria that shall be formulated by the WZO in coordination with governmental welfare entities, without monetary consideration and without providing the Tenants with any rights in the Property other than the right to reside for a limited period; and

**Whereas** The WZO is willing to assume, without consideration, the responsibility to house Tenants who meet the criteria and to temporarily house them in the Property, as well as to administer and to handle any matter arising therefrom, including concern for the ongoing maintenance of the Property other than maintenance that, by its nature, is the responsibility of the Property Owner, without the aforesaid granting to the WZO any other rights or imposing upon it any other obligations in regard to the Property, and all, subject to the provisions of this Agreement below;

### **Therefore it is declared, agreed and stipulated between the parties as follows:**

1. The Property Owner hereby grants the WZO license to house Tenants in the Property, as a temporary residence, for a limited period, which shall begin on ..... and shall terminate on ..... (at most, 90 days from the time of the entry onto the Property (the “License Period”).

It is clarified and agreed that, to the extent that the Property Owner shall seek to extend the License Period for the Tenants, the contracting by the Property Owner shall be

conducted directly with the Tenants without the WZO bearing any responsibility of any kind or type whatsoever therefor.

2. The WZO shall use the Property solely for the purpose of housing Tenants for the License Period, at its discretion, who meet the criteria that shall be formulated by the WZO in coordination with governmental welfare entities (the “**License Purpose**”) and it undertakes not to use the Property for any other purpose. The WZO shall have the right from time to time to house in the Property other tenants during the License Period and for the License Purpose, subject to the approval of the Property Owner.
3. The Property Owner is aware that the WZO intends to use the services of a property management company for the purpose of complying with the provisions of this Agreement, and agrees thereto. At the Property Owner's request, the WZO will supply them with information on the company including contact details of its representative.
4. The WZO undertakes not to collect any payment from the Tenants and/or any other entity in consideration for the License Purpose.
5. The WZO undertakes to sign the Tenants on an agreement pursuant to which they undertake to make reasonable use of the Property and its contents, and to maintain the Property and its contents in the condition in which they received them, other than reasonable wear and tear from the use of the Property.
6. The Property Owner agrees / does not agree to the keeping of animals on the Property (indicate the appropriate choice).
7. In all that relates to the Property expenses arising from its use during the License Period, one of the following alternative options shall apply (indicate one appropriate choice):
  - The Property Owner shall bear all the payments himself
  - The WZO shall pay the Property Owner a global monthly sum of NIS 1,000, and at most NIS 3,000 for the maximum License Period (90 days)
  - The WZO shall pay the Property Owner the actual sum of the expenses, in accordance with a meter reading that shall be for the License Period (up to a maximum of 90 days) in accordance with electric, water and gas bills that shall be presented to it by the Property Owner after the end of the License Period.

So as to dispel doubt, it is clarified that, at most, the WZO shall bear the electric, water and gas payments for those utilities that shall be consumed during the License Period. The Property Owner shall continue to bear the rest of the ongoing expenses, including municipal rates, house committee and management fees, to the extent that they apply.

8. The WZO undertakes not to deliver, rent, place a charge on, or transfer the Property in any manner whatsoever, in whole or in part, and not permit anyone other than the Tenants, as defined above, for the temporary residential period, to use the Property or any part thereof in any manner whatsoever.

9. Pursuant to law the WZO shall be responsible to the Property Owner for damage caused to any person and/or to any property as a result of the Tenant's use of the Property during the License Period.

**It is clarified that, to the extent that there are on the Property items of value that can be removed from the Property and/or can be stored, it is the responsibility of the Property Owner to do so, and in any event, the Property Owner releases the WZO from any liability in connection therewith.**

10. The WZO undertakes to act to vacate the Property at the end of the License Period, as specified in Section 1 above, so that the Property will be vacant, in good condition subject to reasonable wear and tear, and it shall bear all the expenses for its actions to vacate the Property arising therefrom, to the extent that they apply. It is agreed that other than the obligation to take legal action against tenants who do not return possession of the Property at the end of the License Period, the WZO shall not have any other responsibility in the matter.
11. This Agreement constitutes an assignment of rights and the irrevocable granting of a license, to the benefit of the WZO, enabling it to take any action to implement this Agreement, including eviction proceedings, and the taking of legal action against the Tenants and/or anyone acting on their behalf, to the extent necessary.
12. If the Property has multiple owners, the Property Owner signing below on this Agreement represents that he received express license and consent also from the other property owners, and that his signature on the Agreement was made with the approval, and on behalf, of the other property owners.
13. The parties agree that the laws of the State of Israel shall govern this Agreement, and that the court having jurisdiction in the City of Jerusalem shall have sole and exclusive jurisdiction in all matters relating to the contract between the parties.
14. The foregoing constitutes a translation of the Hebrew version. In the event of any discrepancies, the Hebrew version shall be deemed to be the binding agreement.

**In witness whereof the parties have signed:**

\_\_\_\_\_  
**The Property Owner**

\_\_\_\_\_  
**The World Zionist Organization**

**The Incoming Tenants information:**

<b><u>First Name and Family Name:</u></b>	
<b><u>Cellphone:</u></b>	
<b><u>Email:</u></b>	

