

Date : ___/___/ 2020

From,

(hereinafter the Tenant)

To: Universal Community Management
Community Management
Continental Tower, Dubai Marina, UAE

Undertaking Letter

Tenant has taken on lease the Unit/Shop# _____ on ___ floor of the Building _____ from _____
(the Owner).

Tenant wishes to carry out the following alteration or improvement to Unit# _____, namely:

(hereinafter together referred to as MODIFICATIONS/IMPROVEMENTS)

Tenant has obtained written approval from the Owner to carry out the MODIFICATIONS/IMPROVEMENTS (Owner NOC to carry out the Fit-out Works)

In respect of the MODIFICATIONS/IMPROVEMENTS the Tenant here by irrevocably undertake and agree the following

1. Tenant understands and agree to carry out only the changes as stated above and not to carry out any changes, which affect the structure of the building.
2. The Tenant shall ensure that the MODIFICATIONS/IMPROVEMENTS shall also comply with all applicable laws, building codes and regulations, and Tenant shall obtain any and all necessary approvals, building permits and/or inspections before and after carrying out the MODIFICATIONS/IMPROVEMENT and shall ensure compliance with all requirements imposed by applicable laws, building codes and regulations.
3. The Tenant is solely responsible for the installation, maintenance, and repair after damage and arranging adequate insurance during installation, maintenance and/or repair of the MODIFICATIONS/IMPROVEMENTS and for all the costs associated therewith.
4. The Tenant understands and agrees that Owner's Association and/or Community Manager is not required to cover INSURANCE relating to the MODIFICATIONS/IMPROVEMENTS and the Tenant will indemnify and save the Owner's Association and/or Community Manager harmless from all claims, actions or causes of action that might arise by reason of any or all of the existence, installation, maintenance and/or repair of the MODIFICATIONS/IMPROVEMENTS, including any insurance deductible.
5. In consideration of the consent and permission hereinbefore granted to the Tenant, for carrying out the MODIFICATIONS/IMPROVEMENTS the Tenant covenants and agrees with Owner's Association and/or Community Manager and its successors that, Tenant covenants and agrees to assume all responsibility for any damages to persons, property or otherwise which may result from the construction, installation, maintenance, repair, replacement, removal, use or continued existence of the

MODIFICATIONS/IMPROVEMENTS and to hold Owner's Association and/or Community Manager free and harmless from any and all costs and expenses attributable to the construction, installation, maintenance, repair, replacement, removal, use or continued existence of the MODIFICATIONS/IMPROVEMENTS.

6. Tenant hereby assumes all responsibility for repair and replacement / rectification of all losses / damages caused to Common Area and other units while constructing, installing and/or maintaining the MODIFICATIONS/IMPROVEMENTS. If the Tenant fails to remedy the defect or damage by the date notified by the Owner's Association and/or Community Manager, the Owner's Association and/or Community Manager may (at its option) carry out the work themselves or by others, at the Tenant's cost and the Tenant shall pay the costs incurred in remedying the defect or damage.
7. If any governmental authority or other utility provider requires removal of the MODIFICATIONS/IMPROVEMENTS or if the MODIFICATIONS/IMPROVEMENTS damage or hinder any utility provider or governmental property or access, Tenant shall remain solely responsible to correct or address this issue, at Tenant's sole cost.
8. In general, Tenant shall defend, indemnify and hold harmless Owner's Association and/or Community Manager and its past, present and future directors, officers, members, agents and employees from and against any and all actual or alleged obligations, liability, liens, injuries, physical accidents, causes of action, claims, demands, damages, losses, judgments, costs, (including actual attorneys' fees), which may exist or be brought or instituted against any or all of said parties (including the Owner of the Unit) because of, or in any manner arising from or in connection with, the above mentioned modification works including but not limited to, structural or water damage to the building, common area, the owner's Unit, or any other units .
9. The Tenant shall cause the contractor engaged by the Tenant to carry out the MODIFICATIONS/IMPROVEMENTS to provide a confirmation and acceptance of the above provisions.

Yours Faithfully,

(Tenant's Name & Signature)

CC: Community Manager

Contractor's confirmation and acceptance	
Name of Contractor:	
Address of Contactor:	
Trade license number:	
Tel No:	Fax No:
Email:	
Contact Person:	Designation:
Mob No:	Email:
Name of Subcontractors if any	Category
1	
2	

The Contractor having read and understood this Undertaking Letter agrees and accepts to fully comply with the terms & stated herein.
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Signature :

Company Stamp:

Designation :

Date :