



Embassy of Brazil in Beirut

Beirut, 09 June 2023

The Embassy of Brazil in Beirut, hereby represented by the Selection Committee is looking for a rental property to host the Guimarães Rosa Institute - Beirut (IGR-Beirut).

2. Listed below are the desired characteristics of the property, as well as some clauses that must be included in the rental contract:

- location: Beirut, central areas, Achrafieh, Downtown.
- type of property: commercial building/floors/house.
- dimensions: 810 sqm.
- kitchen: 25 sqm minimum.
- general requirements: 24/7 electricity and at least one elevator.
- The landlord is responsible for the costs of necessary adaptations, such as the installation of generators, air conditioning units and systems, garden irrigation systems, water tanks, artesian wells, security checkpoints, security and surveillance systems, partitions between rooms and other spaces, doors, gates, bars, fences, and walls, among others.
- The landlord should provide 1 (one) parking space included in the rental price, sufficient to accommodate the official fleet.

3. In addition to the usual provisions, the contract must include:

- Diplomatic cause: 3 months' notice at any time in the case of closure of the Brazilian Embassy in Lebanon, or the severance of diplomatic relations between Lebanon and Brazil, or the construction of its own headquarters, or the removal of its premises.
- Termination clause: in the event that structural faults in the construction that compromise the safety of the property or its proper use by the tenant are verified, or in the event of irreversible and integral damage to the property, including when caused by force majeure and act of God, the contract shall be terminated immediately, with return of any guaranteed deposit and unused rentals paid.
- The possibility of negotiating and entering Additive Terms with a fixed rental period at the end of the contract.
- Full return of any security deposit, as well as provisions and deadlines for the effective return of the deposit at the end of the contract.

4. Kindly submit rental properties proposals and contact for visiting installations no later than June 23, 2023.



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