

SEXTO TERMO ADITIVO AO INSTRUMENTO PARTICULAR DE CONTRATO DE LOCAÇÃO DE IMÓVEL PARA FINS NÃO RESIDENCIAIS E OUTRAS AVENÇAS

Pelo presente instrumento, de um lado,

ANPPLA NEGÓCIOS E PROPRIEDADES LTDA., sociedade empresária limitada, inscrita no CNPJ/MF sob o nº 06.301.247/0001-24, com sede à Rua Gerônimo Caetano Garcia, 270 – 3º andar – sala 09 – Centro - Francisco Morato/SP, CEP: 07901-000, neste ato representada na forma de seu Contrato Social, doravante denominada **LOCADORA** e,

de outro lado,

CAEDU COMÉRCIO VAREJISTA DE ARTIGOS DO VESTUÁRIO S.A., sociedade por ações de capital fechado, inscrita no CNPJ/MF sob o nº 46.377.727/0001-93, com sede à Rua Tijuco Preto, 249 – Tatuapé – São Paulo, CEP: 03316-000, neste ato representada na forma de seu Estatuto Social, doravante denominada **LOCATÁRIA**.

CONSIDERANDO QUE:

1. Em data de 21 de abril de 2011, as partes firmaram o Instrumento Particular de Contrato de Locação de Imóvel para Fins Não Residenciais e Outras Avenças (“Contrato”), pelo qual a **LOCADORA** loca à **LOCATÁRIA** pelo prazo de 60 (sessenta) meses, um imóvel constituído de um pavimento (salão), situado à Rua Elísio Ferreira, 410/420 – São Matheus – São Paulo/SP (“Imóvel”);
2. Em data de 08 de março de 2022, as partes decidiram, em comum acordo, prorrogar o prazo contratual, por mais 60 (sessenta) meses, a partir de 01 de janeiro de 2022 até 31 de julho de 2027.
3. As Partes, em comum acordo, decidem reajustar o valor do aluguel.

As Partes têm entre si justo e contratado o presente Sexto Termo Aditivo ao Instrumento Particular de Contrato de Locação de Imóvel para Fins Não Residenciais e Outras Avenças (“Aditivo”), que se regerá mediante as seguintes cláusulas e condições:

DO REAJUSTE DO VALOR DO ALUGUEL

Cláusula Primeira. As partes concordam que o valor atual do aluguel será reajustado em 5% (cinco por cento) na competência de abril de 2024, sendo o valor alterado para **R\$ 86.525,77 (oitenta e seis mil, quinhentos e vinte e cinco reais e setenta e sete centavos)**.

Cláusula Segunda. A **LOCADORA** decidiu, por mera liberalidade, conceder um desconto de R\$ 4.120,27 (quatro mil, cento e vinte reais e vinte e sete centavos) pelo período de 12 (doze) meses, a partir da competência de abril de 2024, no qual o valor passa a ser de **R\$ R\$ 82.405,49 (oitenta e dois mil, quatrocentos e cinco reais e quarenta e nove centavos)** até o próximo reajuste.

Cláusula Terceira. Fica estabelecido que após o fim desse período, o próximo reajuste acontecerá na competência de abril de 2025, aplicando-se o índice previsto em contrato, sobre o valor total e sem desconto, qual seja R\$ 86.525,77 (oitenta e seis mil, quinhentos e vinte e cinco reais e setenta e sete centavos).

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DAS DISPOSIÇÕES GERAIS

Cláusula Quarta. Com a assinatura deste instrumento, a **LOCADORA** concede à **LOCATÁRIA** total, geral e irrevogável quitação referente a todos os débitos de aluguéis anteriores até a data de assinatura deste aditivo.

Cláusula Quinta. As demais cláusulas e condições não expressamente contempladas pelo presente Aditivo são ratificadas para que continuem a produzir os seus efeitos jurídicos e legais.

Cláusula Sexta. Embora assinado na presente data, este Aditivo retroage e suas cláusulas alcançam efeitos desde o mês de abril de 2023.

Cláusula Sétima. O presente Aditivo é firmado em caráter irrevogável e irretratável, obrigando as partes e sucessores.

Cláusula Oitava. As Partes elegem o Foro da Cidade de São Paulo para nele dirimirem quaisquer dúvidas oriundas do presente instrumento, com renúncia expressa de qualquer outra, por mais privilegiado que seja.

As Partes declaram que o presente Aditivo será assinado eletronicamente por elas e 2 (duas) testemunhas por meio da ferramenta DocuSign (www.docusign.com.br), a qual nos termos do art. 10, §2º, da Medida Provisória nº 2.200-2/2001, é admitida pelas Partes como meio válido de comprovação da autoria e integridade de sua assinatura.

E por estarem assim justas e contratadas, firmam o presente Aditivo, em 02 (duas) vias de igual teor e forma, na presença de 02 (duas) testemunhas.

São Paulo, 15 de março de 2024.

DocuSigned by:
João Vicente da Palma
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ANPPLA NEGÓCIOS E PROPRIEDADES LTDA.

LOCADORA

DocuSigned by:
Bea
E4588B2E2ADD408...

CAEDU COMÉRCIO VAREJISTA DE ARTIGOS DO VESTUÁRIO S.A.

LOCATÁRIA

Testemunhas:

DocuSigned by:
Aline Justi
E062EF3E78C84AB...

Nome: Aline Justi

RG: 36.715.373-7

DocuSigned by:
Robson Jose da Cruz
F4C35006D5BF42C...

Nome: Robson Jose da Cruz

RG: 27.811.733-8

Certificado de Conclusão

Identificação de envelope: 6F09CACDA2344BBB86AF7B89EF803BC4

Status: Concluído

Assunto: IMB.0001401/2019_6º Aditivo - São Matheus (Anppla e Caedu)

Envelope fonte:

Documentar páginas: 2

Assinaturas: 4

Certificar páginas: 8

Rubrica: 4

Assinatura guiada: Ativado

Selos: 2

Selo com Envelopeld (ID do envelope): Ativado

Fuso horário: (UTC-03:00) Brasília

Remetente do envelope:

Fernanda Campaneruti Vianna

RUA TIJUCO PRETO, 249

SAO PAULO, São Paulo 03316-000

fernanda.vianna@caedu.com.br

Endereço IP: 177.222.20.130

Rastreamento de registros

Status: Original

Portador: Fernanda Campaneruti Vianna

Local: DocuSign

19/03/2024 11:20:35

fernanda.vianna@caedu.com.br

Eventos do signatário

Robson Jose da Cruz

robson.cruz@caedu.com.br

Nível de segurança: E-mail, Autenticação da conta (Nenhuma)

Assinatura

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Robson Jose da Cruz

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Registro de hora e data

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Visualizado: 19/03/2024 11:59:27

Assinado: 19/03/2024 12:00:56

Adoção de assinatura: Estilo pré-selecionado

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Termos de Assinatura e Registro Eletrônico:

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Aline Justi

aline.justi@caedu.com.br

Nível de segurança: E-mail, Autenticação da conta (Nenhuma)

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Assinado: 19/03/2024 16:40:09

Adoção de assinatura: Estilo pré-selecionado

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ID: b5a9f47a-0a9e-4560-9a28-846b53e6050e

Fernanda Campaneruti Vianna

fernanda.vianna@caedu.com.br

Advogada

Caedu Comércio Varejista de Artigos do Vestuário

SA

Nível de segurança: E-mail, Autenticação da conta (Nenhuma)



Usando endereço IP: 177.222.20.130

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Assinado: 19/03/2024 17:03:28

Termos de Assinatura e Registro Eletrônico:

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João Vicente da Palma

joao.palma@caedu.com.br

Nível de segurança: E-mail, Autenticação da conta (Nenhuma)

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Assinado: 19/03/2024 18:40:37

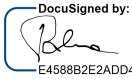
Adoção de assinatura: Estilo pré-selecionado

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Termos de Assinatura e Registro Eletrônico:

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| Eventos do signatário | Assinatura | Registro de hora e data |
|---|---|--|
| <p>Lucilene da Palma Pedroso leninha@caedu.com.br Nível de segurança: E-mail, Autenticação da conta (Nenhuma)</p> | <p>DocuSigned by:  E4588B2E2ADD408...</p> <p>Adoção de assinatura: Desenhado no dispositivo Usando endereço IP: 186.220.197.70</p> | <p>Enviado: 19/03/2024 18:40:43 Visualizado: 20/03/2024 06:51:12 Assinado: 20/03/2024 06:51:30</p> |

Termos de Assinatura e Registro Eletrônico:
 Aceito: 17/05/2023 18:56:44
 ID: 11394ad4-2cfb-4875-bc14-877d615e1968

| Eventos do signatário presencial | Assinatura | Registro de hora e data |
|--|----------------|--------------------------------|
| Eventos de entrega do editor | Status | Registro de hora e data |
| Evento de entrega do agente | Status | Registro de hora e data |
| Eventos de entrega intermediários | Status | Registro de hora e data |
| Eventos de entrega certificados | Status | Registro de hora e data |
| Eventos de cópia | Status | Registro de hora e data |
| <p>Rubiana Regina Costa Carreira rubiana.carreira@caedu.com.br Nível de segurança: E-mail, Autenticação da conta (Nenhuma)</p> | Copiado | Enviado: 20/03/2024 06:51:35 |
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| Eventos com testemunhas | Assinatura | Registro de hora e data |
|--------------------------------------|------------------------|--------------------------------|
| Eventos do tabelião | Assinatura | Registro de hora e data |
| Eventos de resumo do envelope | Status | Carimbo de data/hora |
| Envelope enviado | Com hash/criptografado | 19/03/2024 11:33:58 |
| Entrega certificada | Segurança verificada | 20/03/2024 06:51:12 |
| Assinatura concluída | Segurança verificada | 20/03/2024 06:51:30 |
| Concluído | Segurança verificada | 20/03/2024 06:51:35 |
| Eventos de pagamento | Status | Carimbo de data/hora |

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