

Agreement entered into between **Mr Chris Cardona** hereunder referred to as the "lessee" on the one part and **Mr Silvan Fenech** on the other part hereunder referred to as the "lessor" whereunder lessor is hereby granting on lease to lessee who accepts the tenement namely **Portomaso 2434 and underlying car space no. _____, St. Julians** talequale and furnished as is under the following terms and conditions :-

- a) The duration of the lease is for a period of **10 months** as from **01st December 2014** at the rent of **€ 1400** per month, all dues payable **5 days prior to the end of lease**.
- b) The electric light, water, cable TV gas and telephone bills, as well as the consumption thereof shall be borne by the said lessee.
- c) The lessee is precluded from sub-letting the property or from assigning the lease to third parties without the written consent of the lessor.
- d) Both the Lessor and Lessee agree that no deposit shall be paid in regards to this agreement. The Lessee agrees to keep the property in good and in the same condition as it was when occupation was effected and the lessee agrees that any damages to immovable items, damages to furniture (except fair wear and tear) and any damage to items included in the property will be the sole responsibility of the lessee who will be responsible for any damages beyond normal wear and tear and caused by the lessee's negligence. The settlement of any damages will be effected by the Lessee by no longer than one month after the property is vacated.
- e) The clearing of baths, sinks as well as any minor defects in the water and electricity installation are to be borne by the lessee. Any extra-ordinary repairs are to be borne by the Lessor.
- f) Lessee binds himself not to effect any structural alterations to the premises unless getting written consent by the Lessor first.
- g) The Lessee undertakes to leave the property clean and tidy including the washing of the covers and the dusting of the carpets, this not being done, should these be excessively dirty, the Lessor will have the right to charge an amount of up to two hundred euros (€200) for this service to the lessee.
- h) The Lessee binds himself to allow lessor or his agent to check the premises and where applicable - the inventory, whenever it is deemed necessary .
- i) Lessor or his agent reserves the right to demand entry for the above purpose providing that a notice of at least twenty-four hours is given.

- j) The premises mentioned are being let to the Lessee to be used only for residential purposes and thus their use as commercial premises is absolutely forbidden; moreover, no advertisement of any nature is to be affixed on any part of these premises.
- k) A copy of the inventory is being attached and checked by the Lessee in the presence of the letting agency.
1. The Lessee is absolutely forbidden to sub-let any article described in inventory or remove the whole or part of thereof to any place outside the above mentioned premises.
 2. The Lessee shall be responsible for any shortages and/or breakages or chipping to articles also damage to furniture (except fair wear and tear) and binds himself to make good or replace such articles before vacating the premises.
- l) This agreement allows only the lessee or his immediate family to be sole occupiers of the premises during the period of lease stipulated and the Lessor will not recognize any other person other than the Lessee for complete responsibility of the property in question.
- m) The Lessee is prohibited from keeping any cats, dogs or other pets in the premises unless being authorised to do so in writing by the Lessor.
- n) The lessee agrees that there should not be any playing of loud music or musical instruments between the hours of 11:00 p.m and 07:00 a.m. and to abide by rules & regulations of the block of apartments. Should the Landlord receive any complaints from any of the neighbours in the building with regards to noise or disturbances, a warning shall be given to the Lessee and if the situation persists, the contract will be terminated with a forfeit of one month's rent.

Tenant's I.D number 364572(M)

Tenant's address Villa d'Este Sq. Mans 1. egina
Mosheim

Signed this day of 1. December 2014

LESSOR [Signature]

LESSEE [Signature]