

## LEASE AGREEMENT CONTRACT

The Landlord agrees to rent, and the Tenant agrees to take the premises described below on the terms and conditions as set out in this Tenancy Agreement. Both parties agree to keep, perform, and fulfil the promises, conditions and agreements expressed below:

† **LANDLORD:** JULIA STRASSEGGER, presently living at:

11 Reservoir Road  
B29 6TE Birmingham  
England

Phone number: +447555037700

† **TENANT:** [REDACTED] presently living at:

[REDACTED]

Phone Number: [REDACTED]

† **PREMISES:** The premises are located at:

162 Oostersingel, 9711 XL Groningen, Netherlands.

The premises are located on the 2<sup>nd</sup> floor of the building, Apartment 1, and Door 2B. The above named premises are property of the late father of the Landlord and are rented out by the Landlord. The room is rented to [REDACTED] this agreement. **Furthermore**, the premises include use of the following facilities: Wireless Internet, telephone, microwave oven, television, bed, pillow, blanket, towel, dishwasher, washing machine, dryer, refrigerator, bathrooms and toilets, living room, kitchen, utility room

[REDACTED]

[REDACTED]

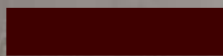
JULIA STRASSEGGER 1

*Julia Strassegger*

- ✦ **TERM:** This Rent Term begins on **AUGUST 23<sup>RD</sup>, 2022** and ends on **JULY 15<sup>TH</sup> 2023**. The tenant and the Landlord are to give at least **1 month notice** to each other if she wishes to change the rent term in the future.
- ✦ **RENT PAYMENTS:** The rent for the apartment is **400EUR** per calendar month. This includes all bills.
- ✦ **AGREEMENT TERMINATION:** This Tenancy Agreement will terminate on the date mentioned above. Unless the Landlord and Tenant otherwise agree, there shall be no holding over under the terms of this Rental agreement. Upon termination of the contract, Tenant shall give Landlord possession and return the keys of the premises and remove all personal possessions and rubbish.
- ✦ **UTILITIES:** included in the Rent.
- ✦ **PROPERTY CONDITION:** Tenant agrees to surrender and deliver to the Landlord the premises and all furniture and decorations within the premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. The Tenant will be liable to the Landlord for any damages, reasonable wear and tear expected, occurring to the premises or the contents thereof, which are caused by the Tenant or his guest.
- ✦ **SECURITY DEPOSIT:** The Tenant agrees to pay the Landlord a deposit of **400EUR** to cover damages beyond normal wear and tear. The Landlord agrees that if the premises and contents thereof are returned to him in the condition as when received by the Tenant, reasonable wear and tear thereof excepted, he will refund to the Tenant **400EUR** at the end of the term.
- ✦ **ORIGINAL LEASE:** This agreement is subject to the Master Lease between the Landlord and his/her Tenant.

**TERMS AND CONDITIONS:**

1. (a) **PEACEFUL ENJOYMENT:** The parties each wish to peacefully occupy the premises during the term of this agreement. The parties agree they and their respective invited visitors will not:



**JULIA STRASSEGGER 2**





- i. Commit any act, which results in serious disruption of the rights of each to peacefully occupy the premises
- ii. Commit any act, which results in physical harm to the parties, a member of his/her household, visitors or neighbours
- ii. Cause or allow invited visitors to cause a nuisance
- iv. Commit any form of harassment on the grounds of race, colour, religion, sex, sexual orientation, age or disability, which may interfere with the peace and comfort of, or cause offence to, each other, a member of his/her household, visitors or neighbours
- v. Play or allow to be played any radio, television, record or tape recording or musical instrument so loudly that it causes a nuisance or annoyance to the other party.
- vi. responsible for actions and damages of the other tenant (of his/her part of the apartment like room and bathroom. Each Tenant is Liable and responsible for damages caused by him/her.

**(b) USE OF PREMISES:** The Tenant agrees to use the premises for residential purposes and not to operate a business at the premises and not to use the premises for any illegal purposes.

2. **SOLE AGREEMENT:** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto. (Any oral representations made at the time of executing this lease are not legally valid, and therefore, are not binding upon either party).
3. **GOVERNING LAW:** This Agreement shall be governed, constructed and interpreted by, through and **under DUTCH Lease law.**
4. **CONSTRUCTION:** The words "Landlord" and "Tenant" as used herein include the plural as well as the singular. The pronouns used herein shall include, where appropriate, either gender or both singular and plural.
5. **ACKNOWLEDGEMENT OF COPY RECEIVED:** Each party signing this tenancy agreement acknowledges receipt of a copy thereof.
6. **PAYMENT:** The Tenant and the Landlord have agreed that the Tenant make the payment of the **Security Deposit of 400EUR plus the 1st month rent 400EUR** to the Landlord. The Security Deposit payment will be refunded to the Tenant at the End date of the contract.

**JULIA STRASSEGGER 3**

  
  
*Julia Strassegger*



7. **GUARANTEE:** A Guarantee of Receipt will be issued out to the Tenant for the payments above mentioned and will be attached to a copy of this Tenancy Agreement.

8. **OTHER CONDITIONS:**

(a) The Landlord shall timely make the following obligatory payments per month: electricity bill, telephone bill, cable TV, provided Internet connection, etc.

(b) The Tenant will keep the Apartment in technically fit and sound conditions, carrying out routine repairs or alterations only with a written consent of the Landlord and according to an estimate of expenses agreed upon by the parties in advance.

(c) The Landlord shall not be responsible for the Tenant's property kept in the Apartment during the term of the present Agreement. The risk of accidental damage to the Apartment or of its destruction rests with the Landlord in accordance with the laws in action. If the property is damaged or destroyed due to the fault of the Tenant, his family members or third parties, the main factor must reimburse the losses to the Landlord.

(d) All changes and additions to the present Agreement are valid if they are set forth in written form and signed by both Parties.

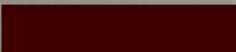

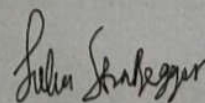
(e) Contradictions that may arise in the course of concluding and implementing the Agreement, if no other amiable solution is found, shall be settled in court.

9. The Agreement comes in force as of the moment of its signing by both Parties.

10. Both the Landlord and the Tenant shall keep a copy of the present agreement. Both copies have the same legal force.

11. Both the Landlord and the Tenant have agreed that the Tenant is allowed to register with the said apartment located in the address above.

JULIA STRASSEGGER 4

12. The Landlord and the Tenant have agreed that the Landlord will post the apartment keys by **DHL Courier Service** immediately after confirmation of the necessary payment by the Tenant as agreed, including a Guarantee of Receipt to the address as detailed

[REDACTED]

[REDACTED]

**APARTMENT** : The whole apartment is 70sqm. The apartment has two bedroom and tenant have a full access to everything in the apartment. The apartment is with fully equipped kitchen, large fridge and freezer, washing machine, Flatscreen TV, cooking Utensils, Hygiene Utensils, oven toaster, iron and microwave.

The parties hereby bind themselves to this agreement by their signatures affixed below:

**AGREEMENT SIGNED BY:**

<p><b>Tenant</b> Name &amp; signature:</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p><b>Date:</b></p>	<p><b>Landlord</b> Name &amp; signature:</p> <p><i>Julia Strassegger</i></p> <p><b>JULIA STRASSEGGER</b> <b>Date: 10.07.2022</b></p>
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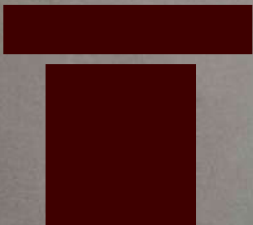
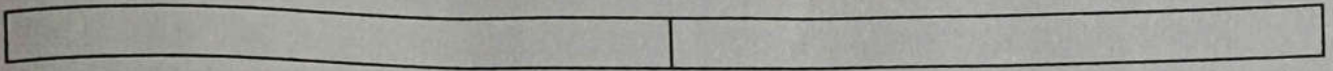
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*Julia*

**JULIA STRASSEGGER 5**

*Julia Strassegger*





**JULIA STRASSEGGER 6**

*Julia Strassegger*