

## Property Lease Agreement № 8/12/2025

<b>The LANDLORD:</b>	DORA KRINOU ADDRESS: GEORGIOU VYZIINOU 4 POST CODE: 2402 ENGOMI NICOSIA
Passport/ID No:	ID CARD: 607730
Telephone Number:	+357 99 475 435
Email:	dkrinou@yahoo.co.uk

<b>The TENANTS:</b>	COTTIER Jean-Claude, Marcel CLAVEL ép. COTTIER Rachel, Marie, Gilberte
Passport/ID No:	24DH54246 / 24DH54245
Telephone Number:	+33 6 95 32 29 62
Email:	ovo@ovogame.com

<b>Property/Premises details:</b>	
Name:	ARISTO CORAL BAY VILLAGE
Number of bedrooms	3-bedrooms villa
Address:	11 ASKOU STREET DOOR NO. V21, 8575 PEYIA PAPHOS

### 1. PERIOD OF LEASE:

- I. The period of rent is for 1 (one) year from 08<sup>th</sup> of December 2025 until 07<sup>th</sup> of December 2026.
- II. If the Tenants wish further to rent the Property, they must send a letter to the Landlord two (2) months before the expiration of this Agreement, and the Tenants will have the opportunity to renew the lease, provided that the Landlord has agreed to a new revised rent and an extended lease term, which the Tenants will indicate in their letter. If the Tenants do not agree with the Landlord on the amount of the rent and the new lease term for the extended period, the lease term will NOT be extended, and the Tenants must collect their properties and vacate the house on the day this Agreement ends.
- III. This Agreement may be terminated at any time by the Landlord with two full months' written notice only if the terms of this Agreement are violated. In this situation, deposit is not refundable.
- IV. In the event of termination of this Agreement by the Tenants before the expiration of the lease term, exactly 07<sup>th</sup> of December 2026 the deposit – 5 000 euro will not be returned.

### 2. RENTAL:

Handwritten signatures of Dora Krinou (Landlord) and Jean-Claude Cottier (Tenant) are placed over the rental section of the document.

- I. The rental fee/amount for the above Property:  
From 08<sup>th</sup> of December 2025 until 07<sup>th</sup> of December 2026 € 2 500 (Two Thousand Five Hundred Euros) per calendar month.
- II. The payment date (due date) is the 08<sup>gt</sup> day of each calendar month. The rent must be paid before the due date, if it is a public holiday, then the amount must be paid before the date of the holiday (weekend) day.
- III. In the event that the Tenants fail to pay the rent, or any part thereof, not paid within the due date, or in the event that the Tenants fail to fulfill their obligations under this Agreement, the Landlord shall have the right to issue a written notice to the Tenants of the fulfillment of a specific obligation that they have not fulfilled within 14 (fourteen) days after receipt of said written notice. If the Tenants continue to fail to comply with such obligation, the Landlord has the right to terminate this Agreement, change the locks in the Property and immediately evict the Tenants from the Property. In the event that the Tenants do not vacate the Property after terminating this Agreement and/or leaving their own properties in the Landlord's Property, the Tenants shall be liable for the payment of the rent as agreed above plus 200 euros per day until they have completely vacated the Property.

### 3. ADDITIONAL PAYMENTS BY THE TENANTS

#### 3 (a) Additional fees

- I. Utility bills:
  - Electricity - according to metering devices (not included in rental price)
  - Water - according to metering devices (not included in rental price)
  - Garbage disposal annual bill (not included in rental price)Garden and pool maintenance is included in the price
- II. Internet according to the desired tariff (not included in the rental price)

3 (b) Electricity and water bills, after signing this Agreement, can be transferred to the Tenants' name.

### 4. DEPOSIT

The Tenants must pay to the Landlord a deposit of the amount of € 5 000 (Five Thousand Euros). The Deposit should be paid the same day with contract signing.

It is understood that deposit amount does not represent any part of the rental dues and that, the Landlord shall only use and/or utilize the Deposit as part of damages if the Tenants default under the terms and conditions of the present Agreement.

This deposit will be held by the Landlord and may be used at any time to repair damages caused by the Tenants to the Property and proven beyond any doubt to be caused by the fault of the Tenants or for any exceeded water or electricity bill if such bill wasn't paid for in 14 business days after the relevant notice was received by the Tenants in accordance with Clause 2 of the present Agreement. The deposit or balance thereof will be refunded to the Tenants when this Agreement expires and only after inspection of the Property; assuming it is found to be in the same condition [fair wear and tear exempted] with which this Agreement commenced and returned with handover of the keys.

The Tenants shall not under any circumstances be entitled in the final month of the Agreement to withhold payment of the rent or portion of the rent for the final month and to set off such payment against any deposit which the Tenants may have paid in terms of this Agreement.



Should the Tenants default on the term of the Agreement and/or cancel it prior to the end of the agreed first term the Deposit will become nonrefundable, and this is not a waiver for the Landlord's rights arising from the terms of the present Agreement.

##### 5. TENANTS' OBLIGATIONS

- I. The Tenants acknowledge that the Property is in a good state of repair and specifically acknowledges that at the commencement of this Agreement that all the sanitary installations and equipment, electrical installations and equipment, keys, locks, doors, windows, wash basins and taps are in a good state of repair and working order.
- II. The Tenants shall allow the Landlord or his Representative/Agent access to the Property at all reasonable times with prior appointment with the Tenant/s but not more than 1 time per month, to inspect the Property or to carry out any work that may be required to be done or are deemed to be necessary in order to keep the Property fixtures and fittings in good order and condition.
- III. The Tenants undertake to maintain the Property and to return it in the same state as was originally handed over to the Tenants by the Landlord, fair wear and tear excepted at the expiration of this Agreement. The Tenants will be liable to promptly attend to any repair that may be necessary (excluding kitchen white goods; washing machine; fridge/freezer, oven/hob & extractor, and air conditioning units unless through any fault of the Tenants) and in general attend to upkeep and maintenance of the Property, alternatively to reimburse the Landlord for the cost of replacing or repairing any breakages or defects.
- IV. The Tenants shall use and operate all electrical and plumbing fixtures properly.
- V. The Tenants shall not attempt to remodel or make any structural changes to the Property without permission from the Landlord and all relevant authorities.
- VI. The Tenants agree to use the Property solely as a private dwelling for the Tenants and additional members of the Tenants' household as identified in this Agreement and not permit use of the Property for any other purposes other than as a private dwelling.
- VII. The Tenants do not have any right to sub-lease the Property.
- VIII. Upon notice of this Agreement the Tenants shall allow the Landlord and or her Representative/Agent or any prospective tenant or purchaser to view the exterior and interior of the Property during reasonable hours, provided a prior appointment to do so has been made with the Tenants.
- IX.
  1. **No Smoking:** The Landlord and the Tenant agree that during the entire rental period of the Apartment, the Tenant undertakes to strictly observe the ban on smoking inside the premises of the Apartment, as well as on balconies and in other common or private areas of the residential complex in which the Apartment is located. Obligation to eliminate the smell of smoking: In the event that at the end of the rental period or during the tenant's eviction, a cigarette smell is detected inside the premises of the apartment, the tenant undertakes to take all necessary measures to eliminate this smell before handing over the apartment to the landlord.  
Odor Elimination Costs: If the landlord determines that there is a cigarette odor inside the apartment upon inspection after the end of the rental period or tenant's eviction, the tenant agrees to pay all costs associated with the elimination of the smell, including, but not limited to, professional cleaning of textiles, furniture, walls, ceilings and other elements of the apartment.
  2. The tenant agrees that he is strictly prohibited from drilling tiles inside the bathroom. The tenant confirms their understanding that drilling through tiles can result in damage and loss of property value, as well as detract from the aesthetics of the bathroom. If a violation of this prohibition is found, the tenant agrees to indemnify all losses incurred by the landlord in connection with the restoration of the tile in the bathroom to its original state.

Two handwritten signatures are present. The signature on the left appears to be "J. K." and the signature on the right appears to be "J. S." Both signatures are written in blue ink.

3. The tenant agrees that he undertakes to comply with the limitation of the operating time of the water heater. Continued use of the water heater without interruption may cause the heating elements to overheat and damage the system. The tenant undertakes not to turn on the water heater if the tanks are empty, in order to avoid overheating and damage to the heating elements.

The Tenant shall ensure that the premises are maintained in a clean and hygienic condition throughout the lease term.

## 6. LANDLORD'S OBLIGATIONS

- I. The Landlord shall be responsible for maintaining the main walls, roof and other structural parts of the Property including water/immersion system and water pressure system, if any, in good order and repair. Should the main walls, roof or other structural parts of the Property become in a defective condition resulting in such consequences as leakage or danger to the Tenants, it shall be the obligation and duty of the Tenants to advise The Landlord or her Representative/Agent of such defective condition in writing and the Landlord or her Representative/Agent shall be required to take steps to have defective condition rectified.
- II. The Landlord delivers the Property fully furnished as per **Appendix A**.
- III. To insure the Property and keep it insured throughout the term against fire, earthquake and any other act of God and for third party liability in relation with the common areas of the building.
- IV. If the property is sold during the term of this agreement, the Landlord cannot terminate the lease for this reason without the voluntary consent of the Tenant

## 7. NO WAIVER

No relaxation, indulgence, waiver or concession which either party may show at any time whatsoever regarding the carrying out of any of the other party's obligations in terms of this Agreement, shall prejudice any of the party's rights under this Agreement in any manner whatsoever or be regarded as a waiver of any of the party's rights in terms of this Agreement.

## 8. INSURANCE

Please note the Property as stipulated on this Agreement has been legally insured for building and contents cover. Any personal items of the Tenants of any kind including electronics and jewelry, etc. are the responsibility of the Tenants to independently insure them if they see fit. The Landlord shall not in any event be liable for economic loss in any form, such as theft or damage of personal belongings.

## 9. ADDITIONAL COVENANTS

The Landlord shall indemnify and hold harmless the Tenants against any action by local authorities or other public bodies for breach by the Renter/Management Company of any laws or regulations relating to the ownership of the Property.

Two handwritten signatures are present. One signature, written in blue ink, appears to read "John" above "M. T." The second signature, also in blue ink, appears to read "John" above "T." Both signatures are somewhat stylized and cursive.

## **10. NOTICES**

Any notice or any other communication given by or to any party in accordance with or under this Agreement may be given by email to the above-mentioned addresses of the respective parties or to any other address notified by either party to the other.

## **11. GOVERNING LAW AND JURISDICTION**

This Agreement shall be governed by and construed in accordance with the Laws of the Republic of Cyprus and the parties hereby submit to the jurisdiction of the Cyprus courts.

12. This Agreement contains the entire Agreement between the parties in relation to the subject matter hereof and supersedes any previous undertakings, commitments, agreement or representations whatsoever, oral or written. This Agreement cannot be varied, amended or modified, in whole or in part, except by an instrument in writing executed by the duly authorized representative/s of the parties hereto.

This Agreement was made in duplicate, each party taking one copy.

## **13. METER READINGS**

Water Reading: 05700,7 Electricity Reading: 008461

Water Meter No: ..... Electricity Meter No: .....

## **14. SIGNATURES**

### **THE LANDLORD**

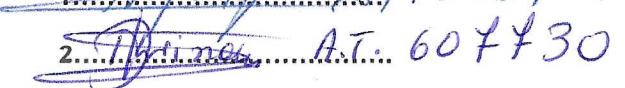


### **THE TENANTS**



DATE: 08/12/2025

### **THE WITNESSES**

  
1. Popay, A.T. 11625486  
  
2. Prinse, A.T. 607730