

LEASE AGREEMENT

Confidential Document - For Authorized Use Only

June 16, 2025

PARTIES

This Lease Agreement ("Agreement") is made between:

LANDLORD: RentMaster Landlord

and

TENANT: Saitama

Address: Japan

Phone: 09950644707

Email: miksgapasan@gmail.com

PROPERTY

Property Name: Super House

Address: MICT South Access Road, Manila International Container Terminal, Tondo, First District, Manila, Capital District, Metro Manila, 1012, Philippines

TERM OF LEASE

The lease shall commence on 2025-06-16 and shall remain in effect unless earlier terminated in accordance with this Agreement.

RENT

The tenant agrees to pay a monthly rental fee of PHP 2000. Payment is due on the 1st of each month and shall be paid directly to the landlord or the authorized property manager.

A reminder will be issued five (5) days before the due date.

RESPONSIBILITIES OF TENANT

1. Maintain cleanliness and avoid damage to the leased premises.
2. Promptly report any maintenance issues.
3. Use the premises solely for residential purposes.
4. Abide by all house rules set by the landlord.

TERMINATION

The tenancy shall be automatically terminated if the tenant fails to pay rent by the due date. Additionally, the landlord reserves the right to terminate this lease at any time for reasonable cause, with proper notice as required by law. Failure to comply with any terms herein may result in immediate eviction.

LEGAL BASIS

This Agreement is subject to and governed by the Philippine Rent Control Act of 2009 (RA 9653). Any dispute arising from this lease shall be resolved under Philippine law.

ACKNOWLEDGEMENT

This document serves as formal proof of tenancy. This Lease Agreement is considered binding and enforceable upon issuance, even without the physical signatures of both parties, as both have agreed to the terms electronically or by implied consent through occupancy and payment.

By accepting the terms herein and taking possession of the leased property, the Tenant acknowledges and agrees to all provisions of this Agreement.