

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Agreement") is entered into as of April 5, 2025 by and between Kubeira Holding Hereinafter known as ("Landlord") and Kumara of No 881/1/16, Thalawathugoda Road, Ampara.. bearing National ID: 6502260881V Hereinafter known as ("Tenant").

1. Premises The Landlord hereby leases to Tenant the residential premises KRE Athurugiriya Unit 01 located at Annasiwatte Road, Athurugiriya Hereinafter known as (the "Premises").

2. Term The lease shall commence on April 5, 2025 and continue through April 5, 2026, unless terminated sooner in accordance with this Agreement.

3. Rent - Monthly Rent: Tenant agrees to pay Landlord a monthly rent of \$15,000.00. - Due Date: Rent is due on the day 5 of each month by direct debit or deposit to Account Number 1002345644 of BOC-Athurigiriya

4. Security Deposit Tenant shall pay a security deposit of \$15,000.00 prior to taking possession of the Premises. This deposit will be held to cover any damages beyond normal wear and tear. The deposit will be returned to Tenant within 07 days after the termination of the lease, less any deductions for damages.

5. Utilities Unless otherwise specified, Tenant is responsible for payment of the following utilities:

·Electricity·Water·Gas·AC Services

6. Use of Premises - The Premises shall be used solely for residential purposes. - Tenant agrees to comply with all applicable laws, ordinances, and rules regarding the use and occupancy of the Premises.

7. Maintenance and Repairs - Tenant's Responsibilities: Tenant agrees to maintain the Premises in a clean and sanitary condition and to promptly notify Landlord of any necessary repairs. - Landlord's Responsibilities: Landlord shall be responsible for major repairs not caused by Tenant's negligence or misuse. - Alterations: Tenant may not make any alterations or improvements without the written consent of the Landlord.

8. Late Payment If rent is not received by 5th day of the month, a late fee of 1000 Rs may be assessed.

9. Subleasing and Assignment Tenant shall not sublease the Premises or assign this Agreement, in whole or in part, without the prior written consent of the Landlord.

10. Termination - Notice Requirement: Either party may terminate this Agreement by providing 30days' written notice. - Early Termination: In the event Tenant terminates the lease early, Tenant may be liable for additional fees or for rent until a new tenant is found, as specified in any additional terms.

11. Governing Law This Agreement shall be governed by and construed in accordance with the laws of the Democratic Republic of Sri Lanka.

12. Garbage sorting for collection is imposed by the authorities and failing perform the same will attract a charge of 1000Rs per incident.

13. Entire Agreement This Agreement constitutes the entire understanding between the parties and supersedes any prior agreements or understandings, whether written or oral.

14. Signatures By signing below, both parties agree to abide by the terms and conditions of this Agreement.

Wasantha Weerakoone
for Landlord: Kubeira Holding

Wasantha
for Tenant:

T.J M Weerakoone

Kumara6502260881V

Date:

Date: