

## Fixed term Agreement

Dated: 22<sup>nd</sup> October 2018

This agreement is made on the date specified between the Landlord and the Tenant(s) and is confirmation that:

Fixed Term Agree: From 1 November 2018 to 31 July 2019

Is now in effect

On expiration of the Fixed Term the tenancy may continue after the term as follows (first subject to extending the lease to the month end, if applicable):

- for a further fixed term, by mutual agreement.
- by the Tenant serving on the Landlord notice to claim Part 4 Tenancy rights commencing from the Tenancy Commencement Date, provided that the Tenant has been in continuous occupation for 6 months. Such notice must be received no earlier than 3 months and no later than 1 month prior to the expiry of this Fixed Term.
- in the absence of any formal agreement to continue after the expiration of the Fixed Term, the tenancy will continue as a Part 4 tenancy commencing from the Tenancy Commencement Date.

On the expiration of the Part 4 Tenancy, the tenancy may continue as a further Part 4 Tenancy either by mutual agreement or by default. This may include an agreed Fixed Term providing greater Security of Tenure than that provided under Part 4 of the Residential Tenancies Acts 2004 to 2016.

The Landlord may deny the granting of a further Part 4 by serving on the Tenant a Termination Notice prior to the expiry of the current Part 4 Tenancy. Such notice must be in accordance with the Residential Tenancies Acts 2004 to 2016.

Property: 35d Belarmine Sq, Stepside, Dublin 18

Landlord: \_\_\_\_\_

Mr Brian O'Donoghue

Tenant (1) Somanath Nanda Dated: 26/10/2018

Mr Somanath Nanda

Tenant (2) Sunita Garabadu Dated: 26/10/2018

Mrs. Sunita Garabadu