

RESIDENTIAL HOUSE LEASE AGREEMENT

This agreement is made between the landlord and the tenant as follows:

Tenant Information

Tenant ID: 5088822

First Name: Maya

Last Name: Sangala

This Residential House Lease Agreement ("Lease") is made and effective this **2023-06-01** by and between [Landlord] ("Landlord") and [Tenant One] ("Tenant," whether one or more). This Lease creates joint and several liability in the case of multiple Tenants.

PREMESIS

Landlord hereby rents to Tenant and Tenant accepts in its present condition the house at following address:

Property Name: Rose garden Villa house

Property City: Blantyre

Property Address: 109 Namiwawa street

Number of rooms: 4

TERM

The term of this Lease shall start on 2023-06-01, and end on 2023-10-03. In the event that Landlord is unable to provide the House on the exact start date, then Landlord shall provide the House as soon as possible, and Tenant's obligation to pay rent shall abate during such period. Tenant shall not be entitled to any other remedy for any delay in providing the House.

RENT

Tenant agrees to pay, without demand, to Landlord as rent for the House the sum of **MWK 950,111.00** per month in advance on the first day of each calendar month, at [Address for Rent Payments], or at such other place as Landlord may designate. Landlord may impose a late payment charge of [Late Pay Charge] per day for any amount that is more than five (5) days late. Rent will be prorated if the term does not start on the first day of the month or for any other partial month of the term.

SECURITY DEPOSIT

Tenant agrees to deposit of MWK 82,000.00 (including deposit fees)

following the full and faithful performance by Tenant of this Lease. In the event of damage to the

House caused by Tenant or Tenant's family, agents or visitors, Landlord may use funds from the deposit to repair, but is not limited to this fund and Tenant remains liable.

QUIET ENJOYMENT

Landlord agrees that if Tenant timely pays the rent and performs the other obligations in this Lease, Landlord will not interfere with Tenant's peaceful use and enjoyment of the House.