

ROOM LEASE AGREEMENT

This Room Lease Agreement (the "Agreement") is entered into on 2024-01-19, by and between:

Landlord:

Full Name: Gaurav Sharma

Address: Götalandsvägen 243, 125 45 , Älvsjö, Sweden

Contact Information: +46 734826326

Personal Number: 19960822-9234

Tenant:

Full Name: Rohit Saluja

Address: Jämeräntäival 11L 237, Espoo, Finland

Contact Information: +358417170315

Personal Number: 281294-2856

1. PROPERTY DETAILS: The property to be leased is located at Götalandsvägen 243, 125 45, Älvsjö, Sweden.

2. LEASE TERM: a. The lease term will begin on 2024-03-25(flexible before and after) and will last for a minimum of 6 months. b. The Tenant shall have the option to renew the lease upon mutual agreement.

3. RENT PAYMENT: a. Rent is 8000 sek per month. b. Rent must be paid in advance on or before the 27th calendar date of the prior month. c. Late payments will incur a late fee of 500sek after a grace period of 15 days.

4. SECURITY DEPOSIT: a. A security deposit of one month's rent 8000sek is required. b. The security deposit will be refunded within 30 days after the end of the lease term, subject to the conditions specified in the agreement. c. The Landlord reserves the right to deduct from the security deposit for any unpaid rent or damages to the property beyond normal wear and tear.

5. KEYS: a. The Tenant will be provided with one set of keys to the property. b. Lost keys will incur a replacement fee of 2000 sek.

6. NO PETS OR SMOKING: a. The Tenant agrees not to keep any pets or animals on the premises. b. Smoking is strictly prohibited within the property.

7. DAMAGES AND LIABILITY: a. The Tenant is responsible for any damages caused to the property by their actions or negligence. b. The Tenant must report any damages or necessary repairs promptly to the Landlord.

8. NOISE AND NEIGHBOR RELATIONS: a. The Tenant agrees to keep noise levels reasonable and to ensure that neighbors are not disturbed. b. Parties or loud gatherings that may disrupt neighbors are not permitted.

9. CLEANLINESS: a. The Tenant agrees to maintain the apartment in a clean and sanitary condition. b. Regular inspections may be conducted to ensure compliance with cleanliness standards.

10. SUBLETTING AND INSURANCE: a. The Tenant shall not, without permission, make available or rent out all or part of the residential space. b. The Tenant is responsible for arranging a separate home insurance policy to cover their personal belongings.

11. INCLUDED AMENITIES: a. The rent includes:

Electricity

Heat

Internet

12. HOUSING AREA: a. Furnished

13. ACCESS TO FACILITIES: a. Rent includes access to:

Kitchen

Washing machine

Toilet/shower

Common area

14. NOTICE PERIOD: Both parties agree to a two-month notice period for terminating the lease.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Room Lease Agreement as of the date first above written.

Landlord:

Gaurav Sharma Date: 2024-01-19

Tenant:

Rohit Saluja Date: 2024-01-22