

RENTAL AGREEMENT

Lessor:	Synergy Apartment Services Private Limited (Subsidiary of Synergy Global Housing LLC) Cowrks, Ward No.76, Purva Premiere, No 135/1, Residency Rd, Bengaluru, Karnataka 56002529AAVCS8484J1Z4	Apartment Address:	The Liverpool Blue Hotel, Marathahalli Kadubeesanahalli, PRESTIGE TECH PARK, Magadevapura, B.B, M.P East, Bengaluru, Karnataka, 560103
Lessee:	Oracle	Resident Name:	Diljith P D

Term: The term of this Rental Agreement (this “**Agreement**”) shall commence at 02:00pm on 14 May 2024 and end at 12:00pm on 12 Jul 2024 (the “**Term**”).

Rent: For the apartment, furnishings, and housewares, is payable in full in advance on or before the first day of each month. Companies approved for direct billing will make payment within thirty days of the invoice date. All payments are to be made payable to Synergy Apartment Services Private Limited (Subsidiary of Synergy Global Housing LLC), Cowrks, Ward No.76, Purva Premiere, No 135/1, Residency Rd, Bengaluru, Karnataka 560025.

Rent Increase and Lease Contract Changes: Upon completion of the Term or at any time on a month-to-month tenancy, Lessor reserves the right to increase the rent. If an increase in rent becomes necessary, Lessor will provide Lessee with a notice before the rental rate is increased.

Cancellation: Cancellation or amendment of reservation must be received at least 04 days prior to arrival date. Failure to provide a written notice within the stipulated timeframe or in the event of no-show will incur 02 nights penalty fee from property. Synergy will make commercially reasonable attempts to mitigate the damages, especially if the cancellation is due to unforeseen circumstances or of valid/reasonable means.

Telephone Charges: Lessee will be responsible for all local telephone charges, long-distance and/or toll charges and shall pay for the charges when billed.

Pre-Termination of Lease: Pre termination is allowed; guests must update in written notice 05 days prior to the check-out date to avoid the early check out penalty charges. but the minimum stay should be 40+ nights for the 59 Nights booking.

Pre-Check-Out Inspection: Please be advised that Lessor will enter your apartment 48 to 72 hours prior to your departure to inspect the apartment for above normal wear and tear usage during your tenancy.

Incidental Deposit: Lessee/Resident will be responsible to settle any outstanding incidental charges incurred during the stay prior to checking out.

Pet Policy: Pet(s) are not allowed in the building premises.

Pest Infestation: Lessee must immediately report the presence or any sign of pest infestations, including but not limited to bedbugs, in the Apartment to Lessor. Delays in reporting the presence or signs of pest infestations could result in the spread of such pest infestations throughout the Premises. If pest infestations are not reported within seven (7) days of Lessee’s arrival, any pest infestations found will be presumed to be brought into the Apartment by Lessee, and Lessee will be fully responsible for any and all costs associated with the treatment of the pest infestation as well as any and all costs associated with damage to the Apartment and the Apartment’s furnishings.

Subleasing: Lessee shall not sublet nor assign any part of the apartment or premises under this Agreement. Violation of this clause subjects Lessee to any and all applicable fines and eviction.

Renters Insurance: Lessor recommends that Lessee obtain and maintain renters or homeowners insurance at Lessee’s sole expense. Lessor shall not be responsible or liable for any costs or fees associated with such insurance or if Lessee elects not to obtain said insurance. **LESSEE INITIALS** DPD

Assumption of Risk: Lessee assumes all risk of loss or damage to property or injury to any person arising out of Lessee’s occupancy and use of the apartment, and Lessee hereby waives all claims against Lessor in respect thereto. Lessee shall indemnify, protect and defend Lessor against and hold Lessor free and harmless from any and all claims and liabilities arising out of Lessee’s use or occupancy of the apartment or any activity engaged in or use remade by others of the apartment during the Term of this Agreement.

Loss and/or Damage and Cleaning Charges: Lessee accepts and assumes responsibility for any/all damages or losses incurred. This includes, but is not limited to Lessee’s personal property located in or about the apartment. In addition, Lessee will be responsible for damage and/or loss to any property, housewares, furnishings, and other products provided by Lessor. The cost of cleaning (above normal wear and tear) and repairs to the residence, at termination of this Agreement will be charged to Lessee on a final invoice. Payment will be due in full to Lessor upon receipt.

Waste Disposal: If any belongings still remain in the Leased Premises after the termination of this Agreement, the title of such belongings shall be deemed to have been renounced by Lessee and Residents, and Lessor may remove and dispose of such fixtures at its discretion, and claim against Lessee for the expenses incurred in relation to such removal and disposal. In that case, the Leased Premises shall be deemed to have been vacated at the completion of such removal and disposal.

Personal Data: Lessee acknowledges and agrees that in entering into this Agreement with Lessor, Lessor will be required to collect, receive, transmit, store, process, use and disclose Lessee’s personal data as necessary solely for the purpose of processing this Agreement. Lessor will not sell, rent, transfer, distribute, or otherwise disclose or make available Lessee’s personal data for Lessor’s own purposes outside of this Agreement or for the benefit of anyone other than Lessee.

Attorneys’ Fees: If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys’ fees and other costs incurred in that action or proceeding, in addition to any other relief to which it may be entitled.

Anti-Money Laundering: Lessee agrees to provide any information and documents reasonably required by Lessor to comply with any and all applicable anti-money laundering or counter-terrorism financing laws including, without limitation, any applicable laws imposing know your customer or other identification checks or procedures that Lessor may be required to comply with (AML/CTF Laws), but the foregoing obligation applies only to the extent that such information and such documents are in the possession of Lessee or may be obtained by Lessee after having undertaken reasonable steps and subject to any confidentiality, privacy or general law obligations owed by Lessee to any person in relation to whom the information or documents requested relate (except, in all cases, to the extent that the foregoing may be overridden by the relevant AML/CTF Laws). To the maximum extent permitted by law, each party releases the other party (a “**Released Party**”) from any confidentiality, privacy or general law obligations that a Released Party would otherwise owe to it in respect of this Agreement and to the extent to which it is able, any applicable confidentiality

and privacy laws, but only to the extent that the existence of these obligations or laws would otherwise prevent a Released Party from providing any information or documents requested in accordance with this clause.

Anti-Corruption: Lessor is committed to conducting its business in an ethical manner and expects all parties with which it has a contractual relationship to conduct themselves with high ethical standards and to comply with applicable laws for the suppression of corrupt practices (“**Anti-Corruption Laws**”). Lessee represents and warrants that, to the best of its knowledge, neither he, she, nor any person who (by reference to all relevant circumstances) performs services or acts for or on behalf of Lessee in any capacity (including, without limitation, employees, agents, related corporations and subcontractors) (“**Representatives**”) has contravened, or procured or encouraged third parties (including, for the avoidance of doubt, the employees of or any person acting on Lessee’s behalf to contravene any Anti-Corruption Laws in connection with this Agreement. Lessee shall immediately notify Lessor if any person employed by Lessee or acting on Lessee’s behalf or any of its Representatives has contravened or attempted to contravene any Anti-Corruption Laws in connection with this Agreement, and shall take adequate steps to protect the interests of both Lessee and Lessor. All notices to Lessor in this regard should be sent to the Head of Group Internal Audit of CapitaLand Limited at the following email address Whistleblowing.ACChair@capitaland.com. Lessor shall be entitled to terminate this Agreement if Lessee or any of his or her Representatives has contravened or attempted to contravene any Anti-Corruption Laws, whether in connection with this Agreement or otherwise. Such termination shall be without prejudice to the other rights and remedies of Lessor whether under this Agreement or otherwise.

Compliance with House Rules: Lessee shall comply with all rules and regulations established by the apartment’s landlord for the use of the apartment and the apartment complex in which the apartment is located (the “**House Rules**”). No person other than Lessee and his or her immediate family shall occupy the apartment. Violation of this clause subjects Lessee to applicable fines and eviction.


Notices: All notices required to be given hereunder shall be made in writing and shall be deemed to have been duly given, made, and received only (a) upon delivery, if personally delivered to a party; (b) on the first business day after the date of dispatch, if by facsimile transmission; (c) one business day after deposit, if delivered by a nationally recognized courier service offering guaranteed overnight delivery; or (d) three business days after having been deposited in the United States mail, certified mail, postage prepaid, return receipt requested. Notices shall be addressed as provided under the signatures of the parties below.

Lessee acknowledges that Lessee has read this Agreement, understands and agrees to its terms and has received a copy. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns. This Agreement and the Confirmation constitute the entire agreement between the parties pertaining to the subject matter contained in them and supersede all prior and contemporaneous agreements, representations, and understandings of the parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all the parties. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

WHEREFORE, the parties have executed this Agreement as of May 3, 2024.

Lessee:

Lessor:


DILJITH P C (May 3, 2024 18:44 GMT+4)

Signature Date

May 3, 2024

Signature – Synergy Global Housing LLC Date

Address Line 1

Address Line 1

Address Line 2

Address Line 2

***This offer must be accepted and the signed Rental Agreement returned within one business day from the above date to guarantee rate and availability.**