

LEASING CONTRACT

LEASE WHICH ENTERED INTO BY MRS FONTES CABRERA ANA LUISA IN ITS OWN RIGHT TO HEREINAFTER BE REFERRED TO AS THE "LESSOR" And on the other hand _____
IN ITS OWN RIGHT, HEREINAFTER BE CALLED THE "LESSEE" CONTRACT ENTERED IN ACCORDANCE WITH THE FOLLOWING STATEMENTS AND CLAUSES:

STATEMENTS

I. The Lessor declares that:

- a. She is empowered and entitled to enter into this contract and has jurisdiction indicates the capacity for it.
- b. Is the owner legal esteemed and the house in Calle del Puente number 228, within _____ colony Ex Hacienda San Juan de Dios, delegation or in Tlalpan, Mexico, Federal District, C or I say Post 14387, same as does not report to any taxation or the advantages and interests affected as to pending litigation or claims known to date, and is up to date in payments of services, including but not limited to property taxes, water, electricity.
- c. That there is no legal impediment to lease the property under this Contract or to occupation or not.

II The Tenant declares that:

- a. Knows the immovable object of this CONTRACT C, and expressed their agreement with the general condition thereof, or no reason that requires the use and enjoyment of immovable subject matter hereof.
- b. It is empowered and entitled to enter into this contract and has jurisdiction indicates the ability to do so.

III Jointly declare parties:

- a. In light of the foregoing, it is intention or No party enter into this agreement to regulate the relationship or no established between them under the lease of the property granted by Lessor for and The Tenant.
- b. The parties expressed their agreement to abide and be bound by the text of the following:

CLAUSES

FIRST OBJECT.

Lessor gives and grants the use and enjoyment to the Tenant who received lease the building located at number 228 Bridge Street, within _____ colony Ex Hacienda San Juan de Dios, Tlalpan, Mexico, Distrito Federal, 14387 Zip Code.

SECOND CONSIDERATION (INCOME).

The Tenant the amount of the income is unconditionally obligated to pay for Lessor by way of monthly income during the lease, the amount of \$ _____ MN (pesos 00/100), with lawful money product of their work, must be paid in A) cash or B) deposit or electronic transfer precisely within 5 (five) first days of each month at the home of the Lessor.

THIRD rent increase.

The parties agree that the consideration for the lease, called rent is updated once within the term of this instrument is completed, at the discretion of the provisions of the Landlord. With the understanding that the tenant, should agree to the rent increase proposed by the Lessor shall have the right of preference to the Fifth Clause of this contract is concerned. If you do not agree with the increase in income you will not have an obligation to pay or the Landlord is obliged to continue arrendándole the property.

FOURTH PAYMENT OF RENT.

The Tenant shall pay the amount of rent by A) cash delivered to the Lessor in person at the address of the Lessor as described in Clause Twenty First or 2) bank deposit or electronic transfer made in favor of the Lessor's account the Lessor set forth below and which is headline:

Bank: _____

Account number: _____

CLABE interbank: _____

Lawrie

Bank deposits are made at any branch of that institution and the deposit slip, subject to collection, will serve as a receipt. The Tenant must go to the home of the Lessor to redeem your deposit promptly by the original receipt, within five (five) working days after the payment is made.]

If the Tenant does not pay the rent within 5 (five) first days of each month, the balance is outstanding cause default interest at a rate of 12% (twelve percent) per month, which will generate interest from the date on which payment should have been received to date that actually is received.

FIFTH TERM OF THE LEASE.

Both parties by mutual agreement agree that the lease term is _____ same day run from _____ to _____, the lessee is obliged to vacate the premises leased precisely the day of maturity.

It is established that the Tenant will have preemptive rights to the new lease of the property as long as is current in the payment of rents and services it requires, may request the extension of the contract _____ more in writing delivered to the Lessor 30 (thirty) calendar days prior to maturity.

The Lessor agrees to ensure in their duties to the lessee, water services, electricity, gas, internet and room cleaning once a week.

SIXTH DESTINATION AND LAND USE.

The parties expressly stipulate that the leased property subject of this lease shall be used solely for **CASA FAMILY ROOM** use is strictly prohibited for any use other than as provided in this clause and / or for any unlawful purpose. The Tenant agrees to pay to Lessor the market value of the leased property in the event of his failure regarding the use and destination of the property the forfeiture action is exercised and the Tenant will be responsible exclusively on the shares to be exercised against releasing harmless Lessor.

SEVENTH difference in payment.

The Parties agree that every month you started leasing is forced to the Tenant, and full pay even if the leased property shall occupy only one day, and it is understood that if the Lessor It allows payment on other dates than five (5) calendar beginning of each month, or in any other form, for that fact need not be modified or renewed this contract, or consent to make the following payments out of the date agreed in the Contract.

EIGHT REASONS FOR TERMINATION.

Lessor is entitled to demand the termination of this Agreement either for lack of timely payment of monthly income on the agreed terms, allocated the property leased to a different use to the agreed, for sublet, by selling the rights to this document for other causes of generally applicable law. Therefore, the Parties expressly agree that if the lessee is in breach or violation of any provision foregoing and / or the relevant legal obligations, Lessor shall be entitled to terminate this Agreement by giving written notice to the lessee a period not less than 20 (twenty) business days prior to the time the Tenant shall vacate the premises.

NINTH PROHIBITION OF REPAIRS.

The Tenant shall not make any improvement, servicing or repair or any of the leased property without prior written permission from the Lessor work. In cases where improvements can not be detached from the property without causing structural damage, will benefit the property.

TENTH DANGEROUS.

The Tenant agrees not to have in the property leased dangerous, corrosive, explosive, flammable, malodorous substances, and in any case liable for their negligence with all the responsibilities that if originating in contravention of agreed here.

TENTH FIRST CONDITION OF THE PROPERTY.

The lessee receives the leased property in perfect condition with floors, doors, sheet metal, paint, windows, glass, electronics, lamps and light contact and other complete, clean and neat services and undertakes to keep it and return it in the same conditions.

TENTH SECOND DEPOSIT.

It is noted that the Lessee to the Lessor delivery at the time of development and signature of this lease, the amount of \$ _____ M.N. (Pesos 00/100), will amount as a deposit; amount that at no time and under no circumstances be considered as income or partial payment, agreeing to the parties that this amount on deposit shall be deemed to secure payment of any damages that may cause the Lessee to the Lessor either in default any provision or any damage that is not natural to the leased property, the lessor must prove or verify them.

The deposit, if any, will be returned within thirty (30) calendar days from the date on which the Tenant vacates the property and gives written notice to the Lessor at home, to the effect that the latter can certify if there were delays in payments for inputs such as electricity, water, electricity, telephone, etc. If there are debts of these services in the period in which the tenant occupied the property, it will pay the deposit and the remainder will be returned to the Tenant only.

TENTH THIRD GOD OR ACTS OF GOD.

The parties agree that if by accident or force majeure, that is not attributable to the Lessor causes, the lessee loses possession of the property Lessor shall not, however, make every effort so that Tenant may resettle in the property. Moreover, in case of loss of the property by accident or force majeure, that is, for reasons not attributable to the lessee, this loss will fall upon the Lessor without the Lessee has any responsibility.

A FOURTH PROHIBITION OF SUB-LEASE.

The Tenant may not sublet the leased property, or whole or in part, or assign, or transfer or transfer its rights to a party, and to do so is liable to the Lessor for all damages that will rise to the violation breach of this clause.

FIFTEEN. OBLIGATIONS.

1. **Making obligations of the LESSEE.** From the Start Date until the Maturity Date of the Lease and / or until it is terminated d é under this instrument, the lessee recognizes, accepts and expressly requires, with respect to the use of Property, to:

- a. And timely pay the amount in respect of duty to pay rent to the Lessor.
- b. At all times to preserve, protect and maintain the immobile leased in good conservation or in / or good condition of operation or in accordance with the permitted use of the property under this contract and prior written permission of the Lessor. Conduct or make all repairs, renovations, maintenance, replacements, extensions, additions, and improvements needed to Property in terms and conditions of this Agreement are exercised.
- c. And properly settle pay or cause to be paid and settled all amounts, taxes, duties and / or taxes to be charged or loaded, and all amounts that apply in respect of the services they had hired for the operation or in the Property (including but not limited to, payments for water consumption, telephone, electricity, gas, public schools while p services and any other related to the above), forced himself to endorse to entr egar Lessor as copies of Constanci payment from the above that the Lessor may request from time to time.
- d. Notify the Lessor within m to maximum of two (2) days to Biles as es after the relevant notification or in, any action or non-judicial and / or extrajudicial and / or arbitration in relation to or in the property and / or services provided therein.
- e. Notify Lessor immediately it becomes aware of any act done or omission that could lead to the commission of a crime or in.
- f. Notify Lessor immediately it becomes aware of any act that might arise in the course of an action or in or in extinction domain regarding the Property.
- g. In general, cumplir at all times with every one of its obligations under this Agreement.

2. **Negative Covenants of the LESSEE.** From the Start Date until the check of V F encimiento of a rendamiento and / or until it is terminated d é under this instrument, the Tenant He recognizes, accepts and expressly requires no:

- a. Gives Ra and / or transfer to the present ONTRACT c and / or obligations thereunder to any third party without prior authorization or No written Lessor.
- b. Yield to sublet to, give in use, SUITE or in / or any other way to allow the use of property and / or any third party, except as expressly provided in this Agreement.
- c. To use the property for alg u i n il end quote or for a different use than agreed in the Contract.

3. **Making obligations ARRENDADORA.** From the date I have ta tart and the date of a rendamiento encimiento V and / or until it is terminated d é under this instrument, Lessor He recognizes, accepts and expressly requires, with respect to its obligations under this ONTRACT s c, to the following:

- a. Fulfill each and every one of you yes and regulations applicable to the Lessor in his capacity as owner of the property.

b. Notify the Tenant within m to maximum of ten (10) d t h to Biles as é s after the relevant notification or n, any action or non-judicial and / or extrajudicial and / or arbitration in relation to the property or n.

c. And properly settle pay or cause to be paid and settled all amounts that apply in respect of property tax with respect to the Property. Also maintained during the period of lease, the electricity, gas, water, internet or other that is é n included in the Contract.

d. Comply at all times with each and every one of its obligations under this Agreement.

4. **Negative Covenants of the LESSOR.** From the Start Date until the date of expiry of the lease or until it is terminated d é under this instrument, Lessor He recognizes, accepts and expressly agrees not LLEV out ning ar u n inmueble act on that affects or may affect the use thereof by the Lessee é t in terms of this C ONTRACT, intentionally or in bad faith.

SIXTEENTH. BREACHES.

The parties expressly acknowledge and accept that that happens one or more of the following acts constitute a breach and a violation of this Agreement:

a. The fact that the Lessee no efect u and paying rent on time and under this Agreement and / or any other payment to be made by the Lessee hereunder.

b. If the Tenant the property not intended for use permitted under this Agreement and / or maintain and / or retained licenses, fees, permits and / or authorizations for the use referred to above.

c. If the Tenant fails to fulfill its payment obligations in respect of water consumption, energy i to the é ctrica, Tel e phone, as I and other facilities essential for the proper use, conservation status ON and maintenance of property, should have been included in the contract.

d. The fact that the Lessor fails to comply with an obligation which is responsible derived from the CI to clause D é cimo previous Quinta or otherwise of this Agreement.

e. If they occur and / or update any of the assumptions I will previst by Art asses i 2489 Civil C or say to the existing Federal District.

SEVENTEENTH. LIMITATION OF LIABILITY

In the event that takes place a transfer of title to the property by expropriation parts they are automatically released, from and after the date of such transfer or transmission of any personal responsibility for compliance with the agreements or the obligations set forth in this Agreement.

EIGHTEENTH. OBLIGATION TO TAKE HARMLESS.

1. The Tenant shall indemnify, defend and hold Lessor harmless from claims, liabilities, damages and costs, claims, contingencies, etc., including reasonable attorneys' fees, incurred by the Lessor as a result of your use of Property of the Lessee or any activity, work or things that allow the lessee in the property, and also indemnify, defend and hold Lessor harmless from claims, liabilities, damages and costs, including reasonable fees lawyers incurred by the Lessor as a result of any violation in fulfilling the obligations of the lessee under this Agreement, including without limitation those derivatives and / or as a result of the negligence of the Tenant or their guests.

2. The Tenant shall indemnify, defend and hold Lessor harmless from claims, liabilities, damages and costs, claims, contingencies, etc., including reasonable attorneys' fees, incurred by the Lessor arising from the exercise of an action forfeiture exerted against Lessor, forcing the tenant to pay her the full amount corresponding to the market value of the property according to the appraisal made by a credit institution authorized or expert chosen by the Lessor.

3. Lessor shall indemnify, defend and hold harmless the Lessee of claims, liabilities, damages and costs, claims, contingencies, etc., including reasonable attorneys' fees incurred by the lessee resulting from a third party who has a better right on the leased property and that under that law deprives the tenant of the use and possession of the same.

4. Unless the contract specifically provides otherwise, all indemnity obligations that slogan this contract shall survive the termination and / or expiration of the original term of this contract.

INETEENTH. ACCESS TO PROPERTY

Provided that this does not affect or prevent all or part of activities of the Lessee, Lessor its agents, representatives, employees, officers, consultants and / or service providers, have the right to enter the property at any time, for days business hours for review and inspect and / or for repairs, additions or alterations Lessor in its sole discretion may deem necessary and / or coming to security, improvement or conservation.

Similarly, The Tenant can invite friends, in discrete amounts, provided they do not affect the coexistence of the house or have behavior or inappropriate for the life of the same attitudes.

TWENTY. DELIVERY OF PROPERTY

At the Expiration of the lease and / or on termination or early termination of this contract, the lessee is obliged to deliver the property to the lessor in terms of delivery, and perfectly clean, except for fair wear and tear of use. The Tenant It requires timely repair any damage caused to the property by the removal of furniture, fittings, or other personal property ads placed on the leased property.

TWENTY-FIRST ADDRESS CONVENTIONAL.

The parties state that for all matters relating to compliance, interpretation, payment of rent and any other notice or notices between the parties must be made in conventional homes and expressly mentioned are:

THE ARRENDADORA.- Bridge Street number 228, without internal number, colony Ex Hacienda San Juan de Dios, Tlalpan, Mexico, Federal District, Zip Code 14387.

THE ARRENDATARIA.- number 228 Bridge Street, within ____ colony Ex Hacienda San Juan de Dios, Tlalpan, Mexico, Federal District, Zip Code 14387.

Second- TWENTY CLAMP.

The parties are subject to the laws and courts of Mexico City, Federal District, and expressly waive any other jurisdiction that may correspond to address present or future.

**[REMAINDER OF PAGE INTENTIONALLY BLANK -
NEXT SIGNATURE]**

ARE THE PARTIES OF THE CONTENT, SCOPE AND LEGAL EFFECTS OF THIS AGREEMENT AND
PRESSING CONSENT CELEBRATE THE DAY OF _____ 20____ TRIPPLICATE IN THE CITY OF
MEXICO CITY.

"Lessor"

CABRERA ANA LUISA FONTES

By _____
In their own right

"THE LESSEE"

By _____
In their own right