

## RESIDENTIAL LEASE AGREEMENT

### Details

A Lease Agreement made this day 05/09/2024 between MARYGRACE HAYMAN of the one part, holder of ID Number 60372(M), (hereinafter referred to as the 'Lessor or Owner'); and of the second part, Dileep Kumar Karnam 0335896A, Thandra Siva Kumar 0443959A, Prasad Reddy Soma 0235990A, Ravi Nagullapalli 0232935A, Rama Krishna Karnum 0368500A (hereinafter referred to as the 'Lessees').

In virtue of which the Lessor grants by title of lease to the Lessees who by same title of lease receives and accepts the premises situated at APARTMENT NO.1, Medina Court, Triq Doni l-Qadima, Rabat Malta, RBT 1333 (hereinafter referred to as the 'Premises') tale quale as per attached inventory, under the following terms and conditions:

### Payment & Duration

- (1) The lease shall run for a period of 12months with effect from 5<sup>th</sup> September 2024 and ending on the 4<sup>th</sup> September 2025.
- (2) The Lessees shall pay the Lessor a monthly rent of €1000. The monthly rent shall be paid in full, monthly in advance.
- (3) The Lessees declare to pay water and electricity. When the bill is issued.
- (4) Full rent and bills shall be paid by 5<sup>th</sup> of the month, if not 10% interest on the remaining rent/bills applies.
- (5) The Lessees declare to pay €75/month for apartments common area.
- (6) Three (3) months prior to the expiry of this agreement, the Lessor may notify the Lessees about the decision that he/she will not be renewing the agreement. Falling any such notification, the agreement will be renewed automatically for another 6 months according to the conditions contained under this heading.
- (7) In the event that the Lessees should be in arrears of the monthly rent, and remains so for seven (7) days after the due date, then this Lease Agreement shall be automatically rescinded and the premises shall revert back to the Lessor, the Lessor shall have the right to retake possession of the premises without any recourse to the Courts and without paying any compensation to the Lessees and this without prejudice to the Lessor's claim and/or right of action for the payment of any arrears of rent due and/or damages.

S. Prasad  
T. Siva Kumar  
K. Dileep Kumar  
N. Ravi  
Rama Krishna Karnum

Mary Grace Hayman

T. Siva Kumar

Handwritten signature

### Deposit

- (8) The Lessees hereby pay unto the Lessor who accepts and issues due receipt, the further sum of €790 being a deposit paid by the said Lessees in security of the payment of such amounts which in terms of law or this agreement are payable by the Lessees. Such deposit shall be refunded to the Lessees upon termination of this agreement, provided that the premises, after having been inspected by the Lessor or his agent is found to be in good order and in the same condition it was in at the commencement of the lease, excluding fair wear and tear, and that all the bills for electricity, water, telephone and other utilities have been paid up to date. The Lessees shall also be bound to replace items damaged during the duration of the Lease at his own expense.
- (9) The Lessees undertake that on termination of the Lease the property is left clean and tidy including washing of bed linen, curtains and dusting of carpets. Alternatively, the Lessees may affect the payment of €175 in order that the same expenses may be covered.
- (10) In the eventuality of the Lessees is required to vacate the premises before the end of this agreed lease, the Lessees is required to inform the Lessor in writing at least 30 days in advance.

### Use of the Premises

- (11) The premises are being granted by title of lease to be used exclusively for residential purposes of the Lessees(s) or his/her/their immediate family, and are not to be used as business premises or for any commercial purpose during the period of the lease.
- (12) The clearing of baths, sinks, drains and damage to water heaters as well as any ordinary minor repairs in water, gas and electricity installation up to €100 for every repair, are to be borne by the Lessees. Major repairs shall be responsibility of the Lessor unless caused through the fault or negligence of the Lessees.
- (13) The Lessees binds him/herself not to affect any structural alterations to the premises without the prior written consent of the Lessor.
- (14) The Lessees shall not be allowed to keep dogs, cats or any other pets in the above-mentioned premises without the Lessor's consent.
- (15) Any improvements carried out by Lessees shall accede to the premises and the Lessees shall not have the right to claim compensation in respect thereof.
- (16) The Lessees undertakes to allow the Lessor or her duly authorized agent to inspect the premises, together with the inventory, provided such inspection is carried out at a reasonable time and provided advance notice thereof shall have been given to the Lessees.

*[Signature]*

S. Prasad  
T. Siva Kumar  
K. Dilip Kumar  
N. Anil

T. Siva Kumar

*[Signature]*

*[Signature]*



(17) The Lessees binds themselves not to disturb the public peace throughout his occupation of the premises. Moreover, the Lessees shall be solely and personally responsible for any illegal or immoral purposes for which the leased premises may be used within the parameters of Maltese Law.

(18) The Lessor retains the right to terminate the contract if the respective tenants do not adhere to a good behavioral attitude in which could lead to discomfort to other residents living within the same block of apartments.

(19) The Lessor also retains the right to terminate the contract if the apartment is not kept clean and tidy. Moreover, no smoking is allowed inside the apartment or apartments' common areas. If so a fee of €200 must be paid by the Lessees.

(20) If the number of persons living within the apartment increases, the lessor is to be notified immediately and the monthly rent will increase an additional €150 for every additional person.

#### Utility Bills & Services

(21) The Lessees shall be solely responsible for and shall promptly pay (without delay) all fees, deposits and charges, including consumption and/or connection fees and all similar and/or ancillary charges in respect of water, electricity, telephone and any other service or utility used in or upon or provided to the premises. If the contract is changed before end of this agreement the lessee shall pay €100

For all intents and purposes, it is being declared by both parties to this agreement that:

The number of 1 key have been handed to the Lessees.

Water meter readings: 00946.68

Electricity meter readings: 018883.88

Lessor

Lessees

Name	<u>Marygrace</u>	<u>Dileep</u>	<u>Thandra</u>	<u>Prasad</u>	<u>Ravi</u>	<u>Rama</u>
Surname	<u>Hayman</u>	<u>Kumar</u>	<u>Siva Kumar</u>	<u>Reddy</u>	<u>Nagullapalli</u>	<u>Krishna</u>
		<u>Karnam</u>	<u>0443959A</u>	<u>Soma</u>		<u>Karnum</u>
Id/Passport No.	<u>60372(M)</u>	<u>0335896A</u>	<u>0443959A</u>	<u>0235990A</u>	<u>0232935A</u>	<u>0368500A</u>
Contact No.	98118283	77531820	177109618	177418178	177936770	199067736
Email	/	<u>T. Siva Kumar</u>	<u>16.01.1999@gmail</u>	<u>1sonaprasad</u>	/	<u>ouchaunday</u>
Signature	<u>Marygrace</u>	<u>K. Siva Kumar</u>	<u>T. Siva Kumar</u>	<u>S. Prasad</u>	<u>N. Ravi</u>	<u>Rama Krishna</u>

Witness to  
Signatures &  
identities of  
Lessor and  
Siva Kumar  
Thandra

T. Siva Kumar  
THA

Not. Dr. Jean Paul Farrugia B.A.L.L.D.  
Notary Public in Malta  
Commissioner for Oaths  
36, St. Cathald Street, Rabat, Malta  
2nd Flr BSL Centre, St. Julian's Rd. Kappara/ San Gwann  
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