

**LEASE AGREEMENT FOR HABITATION
PORPUSES FOR A LIMITED PERIOD**

Between:

Carlos, single, of age, born in the parish of São Sebastião da Pedreira, municipality of Porto, holder of Citizen Card no. BLABLABLA, issued by the Portuguese Republic and valid until 2030, taxpayer no. 123123123, resident at Rua Veiga, 1, Ap, Porto, hereinafter simply referred to as the **LANDLORD**;

AND

Vladimir de Ziegler, single, of age, born in Schengen, holder of passport no. 1234123, issued by the Schengen Republic and valid until 01/01/2039, taxpayer no. 11111111, hereinafter simply referred to as **TENANT**;

Hereinafter collectively referred to as "Parties".

This lease agreement is hereby entered and mutually accepted by the Parties and will be governed in accordance with the terms and conditions set out in the following clauses:

FIRST CLAUSE

(Object)

1. The **LANDLORD** is the legal owner and the legitimate possessor of the unit designated by the letter "G", corresponding to the second floor B, of the building located at Rua da Liberdade, nºs 1111, turning into in Lisbon.

2. By the present agreement, the **LANDLORD** leases to the **TENANT**, which in turn accept the

lease, of the Unit identified at the previous clause of the present agreement.

SECOND CLAUSE

(Purpose)

1. The destiny of the unit is exclusively for habitation of the **TENANT** and his family members, and therefore may not be given any other purpose or use under penalty of contractual resolution.
2. The **TENANT** cannot sublease or assign, all, or part, onerous or free, the unit, without the express and written consent of the **LANDLORD**.
3. The **TENANT** is expressly prohibited to sublet, lend, or by any other mean, give or allow third parties to use or inhabit the unit, except if there is a written and signed authorization by the **LANDLORD**, under penalty contractual resolution.

THIRD CLAUSE

(Term)

1. The lease will last for 3 (three) years, and it shall commence on 1 of March of 2020 and, being automatically renewable for 3 (three) year period and under the same conditions, unless terminated by either party.
2. The **TENANT** may terminate the lease agreement after a third of the initial term of the lease agreement or the term of the renewal of the lease agreement, and, for that purpose, he should communicate his intention by means of registered letter to the **LANDLORD** with acknowledgment of

	<p>receipt with at least 120 (one hundred and twenty) days from the date on which the unit should be delivered unoccupied of people and goods.</p> <p>3. Either party may oppose the renewal of the lease by registered letter with acknowledgment of receipt sent to the other party with at least 120 (one hundred and twenty) days from the date of expiry or renewal - in the event of opposition by the LANDLORD or 90 (ninety) days - in the event of opposition by the TENANT.</p> <p>4. Failure to comply with the provision of the previous numbers of this Clause shall not prevent the termination of the contract but require the payment of the rents that correspond to the notice period missing.</p> <p style="text-align: center;">FOURTH CLAUSE (Rent)</p> <p>1. For the lease of the Unit referred herein, the TENANTS are obligated to pay to the LANDLORD, a monthly rent of € 3,123.00 which is due monthly on the first working day of the preceding month to which it relates.</p> <p>2. The rent should be paid by bank transfer to the account held by the LANDLORD, from the Bank Bankinter, with the IBAN PT50 111111111111.</p> <p>3. With the signature of these contract, the TENANTS will give to the LANDLORD the amount of € 2,000.00, regarding the rents of March until May of 2020, which are given the respective discharge.</p> <p>4. The amount given as guarantee (security deposit), mentioned in the above number, acts as a guarantee for the good and punctually fulfilment of these contract, that will be returned to the TENANT</p>
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	<p>the end of the contract by bank transfer, or any other way indicated, unless there are no deductions due to any breach of contract or damages of her responsibility in the Unit subject of this contract.</p> <p>5. Under the terms of the law, in the event of the TENANT being more than 8 (eight) days late in paying the rent (from the date due for payment), the LANDLORD has the right to demand, in addition to the overdue rent, compensation equal to 20% (twenty percent) of what is due.</p> <p style="text-align: center;">FIFTH CLAUSE (Rent Update)</p> <p>The rental may be subject to a legal annual update, according to the current adjustment factors, under article no. 1077/2 of the Portuguese Civil Code.</p> <p style="text-align: center;">SIXTH CLAUSE (Construction, Repair and Conservation)</p> <p>1. The TENANT undertakes on his behalf and under penalty of liability for damages, to maintain the Unit in good conservation, function, and cleaning, ensuring the conservation and good function of all the elements, equipment's, and furniture, delivering the Unit in good conditions and the home furnishings in the conditions that they were on the date of the deliver, beside the deteriorations occurred with the normal and prudent use.</p> <p>2. The TENANT cannot perform any construction on the Unit without the prior permission of the LANDLORD, or raise any improvements made, even if authorized, neither claim a compensation nor claim retention for them.</p>
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3. The disposition of the previous clause shall not be applicable if, at the date of the Unit's delivery, the **TENANT** replaces its original state, as at it was on the date of the signature of this contract.

4. The **LANDLORD** can do any construction for the benefit of the Unit, even if it is for maintenance or repair, providing the **TENANT** are notified in advance, but it is not required any authorization for inspection or access to it for that purpose, in person or through duly authorized representatives identified for this purpose.

5. On all occasions that the **LANDLORD** intends to visit the Unit, in person or through duly authorized representatives identified for this purpose, he shall do it with a prior notice to the **TENANT** with a minimum anticipation of 48 (forty-eight) hours and the visit must take place on time agreed between the parties, which will be between 10 (ten) morning hours and 20 (twenty) night hours.

6. The **LANDLORD** undertakes to deliver the apartment fully painted and with the fridge installed.

SEVENTH CLAUSE
(Home furnishings)

1. Under no circumstances the furniture of the Unit may be moved.

2. If any of the movable property get lost, break, disable or deteriorate by a fault imputable to

the **TENANT**, he will immediately notify by registered letter with acknowledgment of receipt to the **LANDLORD's** address, and will replace it with an identic object.

EIGHTH CLAUSE

(Water, Electricity and Gas Services)

The supply consumptions of water, electricity and gas are paid exclusively by the **TENANT**, which will update all contracts of supply of water, electricity and gas existing in the **LANDLORD's** name, to his, from the day of the signature of this contract.

NINTH CLAUSE

(Condominium)

The condominium regulations communicated by the **LANDLORD** to the **TENANT** must be fully observed by the **TENANT** on the matters applicable to him, and the **TENANT** is obliged to observe the standards of good social practices and to fulfill and respect the rest and integrity of the others building inhabitants.

TENTH CLAUSE

(Property Delivery)

1. With the term of the lease, for any reason, the **TENANT** is obligated to return the Unit to the **LANDLORD** in the same condition in which it was given except the deterioration inherent to its normal wear and tear.

2. If for any reason the Unit is not restored by the **TENANT** when the lease immediately ceases, they will be obliged to pay to the **LANDLORD**, as a

compensation, until the date of the delivery of the Unit free and unoccupied, the double amount of the monthly rent in force at that date, for each month of delay.

ELEVENTH CLAUSE

(Agreed Address)

1. All the communications and notifications regarding the present lease agreement shall be sent to the following addresses:

2. The parties are obligated to communicate reciprocally any alterations to the addresses referred in the previous number, within 15 (fifteen) days, after the verification, failing to consider as validly made all communications to them, even if the parties did not receive them.

THIRTEENTH CLAUSE

(Jurisdiction)

For the resolution of any dispute arising from the conclusion, interpretation and execution of this Contract, the courts of the district of Lisbon shall have jurisdiction, to the express exclusion of any other court.

FOURTEENTH CLAUSE

(Versions)

1. The present lease agreement will be drafted in two versions, one in Portuguese and another in English, with the same meaning and contents, whereby both are valid.

2. In case of doubt or discrepancy regarding the meaning of the clauses, the Portuguese version shall prevail.

Granted in Lisbon, in two originals, on _____,

	and one duly signed original will be kept by each one of the PARTIES .
	BY THE LANDLORD
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	THE TENANTS
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