

-----**LEASE AGREEMENT**-----

---In the City of _____, Puerto Rico, this _____ day of _____.

-----**APEARS**-----

---**THE FIRST PART AS LANDLORD:** _____,
_____ legal age, _____ and neighbor of _____
Puerto Rico. -----

-----**THE SECOND PART AS TENANT(S):** -----
_____, _____ legal age,
_____ and neighbor of _____ **Puerto Rico.**-----

---**THE SECOND PART AS TENANT(s)** _____,
_____ legal age, _____ and neighbor of
_____ **Puerto Rico.**-----

-----**THE THIRD PART: ROGER PROFESSIONAL REALTY, INC.** A Real Estate Enterprise,
herein called **INTERMEDIARY.** -----

---The appearing parties being in the full enjoyment of their civil rights freely agree
and: -----

-----**EXPOSE**-----

---**FIRST:** that **THE LANDLORD(S)** is/are the owner(s) in full command of the
property located at the following address: _____

---**SECOND:** **THE LANDLORD(S)** agree with **THE TENANT(S)** to lease the
mentioned property subject to the following: -----

-----**CLAUSES AND CONDITIONS**-----

---**ONE:** **THE LANDLORDS** give and yield as a lease for **TENANT(S)** and these and
they accepted that concept and take the property described in the **FIRST**
subsection of this contract. -----

---**TWO:** The term of this contract is for a duration of _____, effective starting _____ and will expire on _____ and may be extended by written agreement between the parties. Such extension shall be notified from the LANDLORDS to the TENANTS, at least two (2) months prior to expiration. -----

---**THREE:** The rental fee is in the amount of _____ (\$_____) monthly payable in advanced to LANDLORD(S) or who represents his rights either by mail to the postal address : _____ or direct deposit to the account: _____, Institution name: _____, type of account: _____, routing number: _____ every first _____ (____) days of each month, if not sent or received payment under the terms stipulated above, which will be confirmed by postmarked or acknowledgment, this will lead to monthly late fees because of: -----

- 5% of the monthly payment during the first ten (10) days of arrears. -----

- 10% the monthly payment if the delay is more than twenty (20), but less than forty-five (45) days. -----

- 15% the monthly payment if the delay exceeds thirty (30) days. -----

--- Late payment fees are to be paid along with the corresponding month due. The security deposit is equivalent to one month of rent which is to be paid upon signing this contract. The security deposit is refundable once the property has been vacated and this contract has been fully complied. **TENANTS** cannot use the security deposit as the last month's payment, last month of rent is to be paid as agreed and the security deposit will be reimbursed as stated above. In the event of violations and/or early cancellation of this contract, the **TENANTS** are responsible for remaining payments. -----

FOURTH: The lack of two (2) consecutive payments of the rental fees, as well as any other violation to any of the clauses of this contract, will empower **THE LESSOR** to terminate the same and proceed by judicial or extrajudicial actions that in law proceed. -----

--- **FIVE: THE LESSEERS** receive the leased property in good condition of conservation, skill, use and cleaning and they are obliged to return it in the same state, except for the natural deterioration that the inclemencies of the time they have to produce, being of their account and charge the improvements and repairs they can do to the leased property, understanding that to carry out these improvements must be in accordance with all the laws in force and regulations on construction, planning, health, fire, worker insurance, etc., without compromising the leased property at all nor the rights of **THE LESSOR**.-----

--- **SIX:** In case of fire, cyclone, vandalism, earthquake or any other kind of accident or disaster, **THE LESSOR** shall not be liable for any damage or injury caused to **THE LESSEE**, or to their property, or to the person or property of the family, employees, visitors, or friends of **THE LESSOR**, or the person or property of any person who is in the leased property. -----

--- **SEVEN:** The consumption of water, electricity, gas and other analogous and digital services will be at the expense and expense of **THE LESSEE** While they occupy the leased property, providing that they will place said services in their name and will pay the bond that is required for them, likewise they will be responsible for the maintenance of the green areas and the surroundings of the property.-----

--- **EIGHT: LESSEES** may not assign, transfer, or sublease, either in whole or in part, the property subject to this lease without the prior written consent of **THE LESSOR**, nor may use the property for other purposes than those stipulated in this contract. -----

--- **NINE: LESSORS** may not make alterations or structural extensions of any kind on the property without the prior written consent of **THE LESSOR**, any improvement made by **THE LESSEE** on the leased property shall be for the benefit of **THE LESSOR** upon termination of the contract, without these come forced to pay stipend or any amount or be responsible for debts because of these improvements. -----

--- **TEN: LANDLORTS** shall not be liable for any damage suffered or likely to be suffered by the property leased as a result of **LESSEE'S** breach of its obligation to maintain the property in a state of use, use, cleaning or conservation. Neither will **THE LESSOR** respond for damages of any kind that may be suffered by any person or the family, friends or guests of **THE LESSEE**. It is recommended that **LESSORS** have a current Public Liability policy, for an amount no less than the approximate value of the property and include **THE LESSEE** as co-insured. -----

--- **ELEVEN:** The ordinary repairs will be for the account and charge of **THE LESSEE** and the extraordinary will be for the account and charge of **THE LESSOR**. Those whose value exceeds _____ dollars (\$_____) are considered extraordinary. -----

--- **TWELVE: LESSEERS** will use the leased property for residential purposes only.

--- **THIRTEEN: LANDLORDS** shall have the right to inspect the leased property _____ (_____) times a year for the sole purpose of verifying that the terms of this agreement are being complied with, provided that said inspection must be notified ten (10) days in advance and during the same must be present a representative of **THE LESSEE**. -----

--- **FOURTEEN:** The omission by **THE LESSORS** to demand strict compliance with the obligations contained in this contract or any of them shall not imply a waiver of such obligation or any obligation of **THE LESSEE** and the waiver by them of any right under this contract, nor relieve **TO THE LESSEE** of the strict compliance of their obligations with the exception of that to which **THE LESSORS** have expressed and definitely waived. -----

--- **FIFTEEN: THE LESSEE** agrees that, if it is necessary for **THE LESSOR** to establish legal procedures against them because of their failure to comply with the terms of the lease agreed here, to pay all legal expenses and costs, and voluntarily submit to the jurisdiction of the **General Court of Justice of Puerto Rico**, for any action or actions arising from it. -----

--- **SIXTEEN: EQUIPMENT INCLUDED** - Below is a list of the equipment that is part of the lease agreement: -----

The previously disaggregated items will be delivered in their current condition ("as is"), understanding and accepting the tenant that they are used. **THE LESSOR:** -----

_____ commits _____ does not commit, in replacing by others of equal or better quality the mentioned equipment in case they stop working. -----

--- **SEVENTEEN: THE TENANS** will observe at all times a behavior that guarantees the tranquility of the neighbors; prohibiting putting music or television in a volume that bothers neighbors, such action may be considered an alteration to peace.---

--- **EIGHTEEN:** In case the property is subject to the regulations of the Association of Residents or condominium board, **THE TENANTS** compromises to comply with the rules established in accordance with the restrictive conditions governing the leased property. **THE LESSORS** compromises to deliver a copy of the regulation to **THE LESSORS**. **THE LESSORS** are not responsible for the breach of the rules established in accordance with the restrictive conditions governing the leased property.-----

--- **NINETEEN: THE INTERMEDIARY** shall act solely and exclusively as an intermediary at the time of the Lease Agreement, **THE INTERMEDIARY** shall not be responsible for repairs, maintenance, damage to the property or arrears in the monthly payment of the lease fee or for the breach of any of the clauses mentioned above of said property. -----

--- **TWENTY:** Any tenant interested in renting any residential property, which was built before 1978, is notified that said property may present a lead exposure of the lead-based paint that could put children and youth at risk of develop lead poisoning Lead poisoning in children can cause permanent neurological damage, including inability to learn, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a special danger to pregnant women. **THE LESSOR** of any private residential property is required to provide

THE LESSEE with all the information it has about the hazards of lead-based paint that have been determined in risk assessments or inspections and to notify **THE LESSEE** of any hazards known to it. Lead-based paint before purchase or lease. -

--- **TWENTY-ONE:** According to **LAW NUM. 93 OF MAY 16, 2006**, requires every **Real Estate Broker or Seller** to notify and orient the owner prior to the signing of the brokerage contract, or the prospective landlord prior to the execution of a lease agreement in writing and as part of the same, on the need and convenience of performing a physical inspection of the property by a professional duly licensed by the Commonwealth of Puerto Rico. The client tenant will have a maximum of ten (10) days to perform the inspection, after the signing of said contract. -----

_____ Desire _____ I do not wish to inspect the property. _____ I waive the property inspection. -----

-----**ADDITIONAL CLAUSES**-----

-----**SALVITY CLAUSE**-----

--- In the event that any of the clauses of this contract is declared void by any court or by law, this will not invalidate the other clauses of the contract. -----

--- **DO NOT SIGN THIS CONTRACT BEFORE READING IT.** -----

-- **THE PARTIES DECLARE TO HAVE READ AND UNDERSTOOD THIS AGREEMENT IN ALL ITS CONTENT AND WE AGREE TO SIGN IT ACCORDING TO THE ABOVE.** -----

--- **THIS AGREEMENT WILL NOT BE VALID UNTIL BOTH IS SIGNED BY ALL PARTIES.** -----

--- **THE SIGNING DOWNS MAKE SURE TO BE IN FULL LEGAL CAPACITY TO CARRY OUT THIS AGREEMENT.** -----

-----ACCEPTANCE-----

--- The grantors express their agreement with all the clauses, conditions and stipulations consigned in this contract, accepting it in all its parts on the same day of its granting. -----

-----READING-----

--- Read this contract for each of the grantors, who ratify their content and find it as they sign spontaneously. -----

--- Awarded by the parties in _____, Puerto Rico, -----

Today _____ of _____ of _____. -----

Expiration date: _____ of _____ of 20_____. -----

LESSOR

LESSOR

CIVIL STATUS: _____

Estado Civil: _____

Occupation: _____

Occupation: _____

ID: # _____

ID: # _____

Address: _____

Address: _____

LESSEE

LESSEE

Civil status: _____

Civil status: _____

Occupation: _____

Occupation: _____

ID: # _____

ID: # _____

Address: _____

Address: _____

Completed by: _____

Sign: _____

License no.: _____