

APARTMENT LEASE AGREEMENT No. 2008-05-08-02

Palanga, May 8, 2008

Jevgenijus Rožkovas, acting as per business license No.V0615364, issued on December 14, 2007 (renew on April 2008), hereinafter referred to as the **Lessor**, and **Name Surname**, hereinafter referred to as the **Lessee** (when together both referred to as the Parties), entered into the present premises lease agreement (hereinafter referred to as the **Agreement**):

1. Subject of the Agreement:

1.1. Following the present Agreement the Lessor shall transfer to the Lessee for use on lease rights the residential premises consisting of one-room apartments of 33 sq.m.floor space, located at the address **Vytauto St. 157, Palanga** (hereinafter referred to as the Premises) being the property of the Lessor as per ownership right, and the Lessee shall undertake to use the Premises for the residence of the Lessee and his family members and to pay the lease payment.

1.2. Duration term of the Premises' lease – from July 05, 2008 12:00 to July 24, 2008 15:00 (total 19 nights)

2. The Lessor shall undertake:

2.1. To transfer to the Lessee the Premises, described in clause 1.1, for use on lease rights, one set of keys and the code for staircase/entry door not later than before 12:00 of the first day of lease, indicated in clause 1.2 of the present Agreement.

2.2. To transfer the Premises in free and suitable for residence condition, with duly functioning engineering systems.

2.3. To transfer the Premises with: TV set, microwave oven, washing- machine, outdoor furniture, cot, hair dryer, kitchen equipment, dishes,

3. The Lessee shall undertake:

3.1. To use the Premises, described in clause 1.1 of the Agreement, for accommodation/residence of the Lessee and his family members.

3.2. To keep the Premises in clean and tidy condition, to observe sanitary-hygiene requirements.

3.3. Not to sublease, change layout, reconstruct the Premises taken on lease or any part thereof.

3.4. Not to make any duplicates of the keys to the Premises transferred and not to disclose the code for staircase/entry door to any third persons.

3.5. On ending of the Lease Agreement term to return the Premises in the condition it was transferred to the Lessee.

3.6. On ending of the Lease Agreement term to return one set of keys and the code for staircase/entry door.

3.7. To pay the lease charge within the time agreed.

4. Settlement of accounts:

4.1. For lease of the Premises the Lessee shall pay to the Lessor **55 Eur per night** for one apartment unit (total of **1045 Eur** for the total period, specified in clause 1.2 of the Agreement).

4.2. The Lessee shall pay to the Lessor the total lease amount not later than on the first day of the lease specified in clause 1.2. of the present Agreement.

4.3. The advance payment of **313 Eur** shall be paid within 5 days from signing the present Agreement.

5. Sanctions for failure to perform according to the obligations assumed:

5.1. Should any of the Parties to the Agreement suffer any loss due to the fault of the other Party, then the Party at fault must immediately rectify the causes and consequences of such fault and compensate the loss to the Party having incurred it.

5.2. In the event the Lessor terminates the present Agreement prior to the term specified in the Agreement (without any fault of the Lessee), the Lessor shall compensate for the loss incurred.

6. Validity and termination of the Agreement:

6.1. The Agreement shall come into force from the moment of its signing and until full discharge of obligations.

6.2. The Lessor shall have the right to terminate the Agreement unilaterally, prior to its term and without any prior notice in case the Lessee has been using the Premises not for their purpose, damaging the residential Premises or deteriorating the condition of the Premises by any other action.

7. Concluding provisions:

7.1. The present Agreement has been done in two copies: one for the Lessor , the other for the Lessee.

7.2. All disputes related to the present Agreement shall be resolved in the order determined by the laws of the Republic of Lithuania.

8. Signatures of the Parties:

Lessor

Jevgenijus Rožkovas

+37068600028

Lessee

Name Surname

Your phone number

(signature)

(signature)