IN THE REPUBLIC OF TRINIDAD AND TOBAGO:

**DEED OF LEASE**

**THIS DEED OF LEASE** is made the 18th of day of April, Two Thousand and Eleven

**BETWEEN:**

1. **SEERANIE ENTERPRISES LIMITED** a company duly incorporated under the Companies Act Chapter 81:01 of the Laws of the Republic of Trinidad and Tobago and having its registered office at **9 ANGLICAN STREET, ARIMA in the Island of Trinidad** (“the Lessor” which expression where the context so admits shall include its successors-in-title and assigns) of the one part

**AND**

2. **BRICKHOUSE SECURITY LIMITED** a company duly incorporated under the Companies Act Chapter 81:01 of the Laws of the Republic of Trinidad and Tobago and having its registered office at **44 EASTERN MAIN ROAD, ST.AUGUSTINE in the Island of Trinidad** (“the Lessee” which expression where the context so admits shall include its successors-in-title and assigns) of the other part.

# IT IS AGREED AS FOLLOWS

1. In consideration of the rent agreements and conditions hereinafter reserved and contained and on the part of the Tenant to be paid performed and observed the Landlord lets and the Tenant takes the premises described in the Schedule hereto (hereinafter referred to as “the premises”) TO HOLD the same from the 1st of day of May, 2011 for a period of Two year/s paying and yielding therefore during the period hereby granted at a yearly rental of **SEVENTY TWO THOUSAND**  per year payable in instalments of SIX THOUSAND DOLLARS per month payable on 1st of every month and every successive month for the term hereby granted.

## THE LESSEE HEREBY AGREES WITH THE LESSOR AS FOLLOWS:-

1. To pay reserved rents herein above mentioned on the days and in the manner aforesaid. If the instalments shall remain unpaid for Seven (7) days after the appointed date the sum of **FIFTY DOLLARS ($50.00)** shall be charged as a late fee.
2. To pay all charges in respect of electric lights and energy used on the demised premise and telephone bills.
3. To keep the demised premises and surroundings in good and Tenantable repairs and condition (reasonable wear and tear and damage by fire, acts of God and the State’s enemies and other conditions beyond the control of the LESSEE expected).
4. To keep the demised premises and surroundings in a clean and sanitary condition including all water and sanitary apparatus thereof and other conveniences and appurtenances including toilet and bathroom and will duly comply with all lawful and a proper notices and requirements of the Public Health Ordinance and other similar enactment and all authorities created there under with respect to keeping and maintaining of the said premises in proper sanitary condition.
5. Not to carry on or permit to be carried on upon the demised premises or any part thereof any noisome noxious or offensive business whatsoever.
6. To indemnify the LESSOR against all actions or claims of whatever nature arising out of the use by the Tenancy of the said premise.
7. Not to assign or underlet possession of the demised premises or any part thereof without the prior consent of the LESSOR in writing.
8. That he will not keep or permit to be kept on the demised premises any animals or pets or materials of a dangerous or explosive nature or the keeping of which may contravene any statute or local regulation or bye-law or constitute a nuisance or cause annoyance to the LESSOR or adjoining occupiers.
9. Not to play or caused to be played any loud or noise some music or musical instrument or do anything that would disturb the peace.

## THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-

1. That the LESSEE paying the rent and observing the stipulations on his part herein contained shall during the term hereby granted quietly enjoy the demised premises without any interruption by the LESSOR or any person claiming under or in trust for them.
2. To pay all the water rates and other charges in respect of the demised premises.

PROVIDED ALWAYS AN IT IS HEREBY EXPRESSLY AGREED AS FOLLOWS: -

1. The LESSOR and/or his duly appointed agent shall be entitled to inspect the demised premises every three (3) months.
2. In the event of the demised premises or any part thereof at any time during the term hereby granted being destroyed by fire or become unfit for occupation then the LESSEE shall be entitled to terminate forthwith the Lease and all their obligations herein.
3. Either party of this agreement may terminate this tenancy on giving to the other Six (6) months notice in writing of intention to do so.
4. The LESSOR shall give to the LESSEE fourteen (14) days notice prior to the carrying out repairs to the premises.
5. The LESSEE shall not be entitled to affix add any article or item whatsoever to the walls of the demised premises or remove any item there from.
6. It anytime the rent and/or the instalments reserved or any part thereof whether lawfully demanded or not shall remain unpaid for twenty-one (21) days after becoming payable or if any agreement on the LESSEE’S part herein contained shall not be performed or observed then and in any said cases it shall be lawful for the LESSOR at anytime thereafter to re-enter upon the said premises or any part thereof upon the said premises or any part thereof in the name of the whole and there upon this tenancy shall absolutely determine but without prejudice to the right of action of the LESSOR in respect of any breach of the LESSEE agreement herein.
7. That if the LESSEE shall be desirous of taking a lease of the said premises after the expiration of the term hereby granted and of such his/her desire shall deliver to the LESSOR notice in writing at least one (1) month before the expiration of the term hereby granted, it there shall be no subsisting breach or any of the LESSEE’S obligations under this present terms at the cost of the LESSEE, the LESSOR may in their discretion grant to the term at the cost of the LESSEE a lease for a term at new rents to be agreed upon and subject to similar covenants for renewal expected). If the LESSEE shall not be desirous or renewing the contract the LESSEE shall promptly return all keys and copies thereof to the LESSOR.
8. Any notice required to be served shall be sufficiently served on the LESSEE if left addressed to him at his address aforesaid or forwarded to him by prepaid post and shall be sufficiently served on the Landlord if delivered to or forwarded to him by prepaid post.

**IN WITNESS WHEREOF** *the Lessor has hereunto set his hand / the Common Seal of the Lessor was hereunto affixed with due authority* the \_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 200 and the Common Seal of the was hereunto affixed with due authority the \_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 200

THE COMMON SEAL of SEERANIE )

ENTERPRISES LIMITED )

was hereunto affixed by )

the Secretary \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ) Director

in the presence of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

one of the Directors by order and authority ) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

of the Board of Directors of the Lessor in ) Secretary

the presence of: )

*Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*Name: Attorney-at-Law*

*Address:*

*...*

*Occupation:*

*THE COMMON SEAL of BRICK HOUSE )*

*SECURITY LIMITED )*

*was hereunto affixed by the Secretary ) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ) Director*

*in the presence of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )*

*one of the Directors by order and authority ) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*of the Board of Directors of the Lessee in ) Secretary*

*the presence of: )*

*Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*Name: Attorney-at-Law*

*Address:*

*...*

*Occupation:*

## THE SCHEDULE ABOVE REFERRED TO:

All and Singular that piece of land with the house situate at 9 Pasea Main Road, Tunapuna