IN THE REPUBLIC OF TRINIDAD AND TOBAGO:

# THIS LEASE made this 14th day February in the Year of Our Lord Two Thousand and Eleven BETWEEN MARIE RAMSINGH of Pole 65 A, Morne Coco Raod, Mount Camel Hill, Maraval, in the Island of Trinidad (hereinafter called “the LandLady” which expression shall where the context so admits shall include the persons entitled to have the reversion immediately expectant upon the determination of the terms hereby created) of the One Part and KURT ALLEN of Pole 65 A, Morne Coco Road, Mount Camel Hill, Maraval in the Island of Trinidad (hereinafter called “the Tenant”) 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 day of March, 2011 for a period of one year paying and yielding therefore during the period hereby granted the monthly rental of Five Hundred Dollars ($500) per month payable in advance on the 1st working day of each and every successive month for the term hereby granted.

## THE TENANT HEREBY AGREES WITH THE LANDLORD AS FOLLOWS:-

1. To pay reserved rents herein above mentioned on the days and in the manner aforesaid.
2. To pay all telephone bills used and installed in the Premises.. The Tenant shall be responsible for the cost of all or any additional keys required due to loss of the original set
3. To keep the demised premises and surroundings in good and Tenantable repairs and condition.
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.
5. Not to carry on or permit to be carried on upon the demised premises or any part thereof any offensive business whatsoever.
6. To indemnify the Landlord 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 Landlord in writing.

## THE LANDLORD HEREBY COVENANTS WITH THE TENANT AS FOLLOWS:-

1. That the Tenant 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 Landlord or any person claiming under or in trust for them.

PROVIDED ALWAYS AN IT IS HEREBY EXPRESSLY AGREED AS FOLLOWS:

1. The Premises shall be occupied by the Tenant solely and shall not bring any body to live in the premises without the prior consent of the LandLady.
2. The Landlord and/or his duly appointed agent shall be entitled to inspect the demised premises every three (3) months.
3. Either party of this agreement may terminate this tenancy on giving to the other one (1) months notice in writing of intention to do so. In case of the Tenant in lieu of such written notice aforesaid he/she shall pay to the Landlord one (1) months rent.
4. The Landlord shall give to the Tenant fourteen (14) days notice prior to the carrying out repairs to the premises.
5. The Tenant 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 without the consent of the Landlord.
6. If at anytime the rent 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 Tenant’s part herein contained shall not be performed or observed then and in any said cases it shall be lawful for the Landlord 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 Landlord in respect of any breach of the Tenant agreement herein.
7. That if the Tenant 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 Landlord notice in writing at lease one (1) month before the expiration of the term hereby granted, it there shall be no subsisting breach or any of the Tenant obligations under this present terms at the cost of the Tenant, the Landlord may in their discretion grant to the term at the cost of the Tenant a lease for a term at new rents to be agreed upon and subject to similar covenants for renewal expected). If the Tenant shall not be desirous or renewing the contract the Tenant shall promptly return all keys and copies thereof to the Landlord.
8. Any notice required to be served shall be sufficiently served on the Tenant 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 parties hereto have set their hands the day and year first hereinabove written.

## THE SCHEDULE ABOVE REFERRED TO:

A single Bedroom annexed to the main building situate at Pole 65A Morne Coco Road, Mount Camel Hill, Maraval

SIGNED by the within named \*

**MARIE RAMSINGH**  as and for her \*

act and deed in the presence of:- \*

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**SIGNED** by the within named \*

**KURT ALLEN** as and for his\*

act and deed in the presence of:- \*

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