**IN THE REPUBLIC OF TRINIDAD AND TOBAGO**

***Rental Agreement***

**THIS AGREEMENT** is made this ………….. day of ……………………… in the Year of Our Lord Two Thousand and Six BETWEEN KELVIN CHASE of Upper Salandy Street, Diego Martin in the Island of Trinidad (hereinafter called “the Owner” of the One Part and Quamina and Associates of # 15 Brierley Street, Sangre Grande (hereinafter called the Tenant” of the Other Part.

**WHEREAS** the Owner is in possession of All that premises situate at 123 Duke Street and the Tenant wishes to let same for a period of one years on a monthly rental basis at a rental of $3,600 ( Three thousand and six hundred dollars ) on the following terms.

1. The Contract shall take effect from 1st of June, 2008 the date of the first payment of rent is made) and shall remain in force for a period of one calendar year up to and including May 31st, Unless sooner cancelled by both parties by giving a notice of one full month to quit the tenancy.
2. The rent for premises shall be Three thousand and Six hundred dollars per month and shall be payable in advance of the month that it becomes due.
3. The Owner shall pay all the rates of Water, taxes and electricity.
4. The Tenant shall pay to the owner a sum of Three thousand and Six hundred dollars as refundable deposit of which receipt the owner hereby acknowledges.
5. A grace period of three (3) months shall be given by the Owner to the tenant whereby the sum of Three hundred Dollars ($300) will deducted from the original rent of Three thousand and Six hundred dollars ($3600).
6. On the mutual agreement of the Tenant and the Owner, the Contract may be renewed after it expires of one (1) year.
7. The Tenant shall be legally obligated to relinquish occupancy of the premises if each and every term and condition is not observed on his part.
8. The Tenant shall let the premises for a period of one year days at the rental stated above.
9. The premises shall be used for carrying on the business of Law office and ancillary services.
10. The Tenant shall not:
    1. Sub let the premises without the prior consent of the owner.
    2. Conduct any business other than the business for which the premises is rented.
    3. Make excessive or undue noises which is likely to interrupt the business of other occupants of the building or the surroundings.
    4. Make any alterations to the physical structure of the premises without the prior written consent of the owner.
    5. Do any cooking or laundering on the premises
    6. Frequent the premises outside the business hours 6a.m and 7 p.m. (as agreed upon by the Tenant and the owner from time to time.
11. The Premises rented must be kept in good and proper condition at all times and must be relinquished in such conditions on the expiration of this Contract.
12. The premises must be kept in clean and sanitary conditions at all times.
13. Failure to pay rent as stipulated in pargraph 2 above will render this Contract null and void and the Tenant would be required to relinquish tenancy or comply with the rulings of a Court of Law.
14. In the event of repairs or other expenses involving the premises which would make rental of the rooms uneconomical, a comparative and reasonable increase of rent may become necessary. This increase would not exceed the stipulated amount of 24 % of the current amount of rent being paid monthly. This percentage does not include new rates by the Government such as Water Rates, Electricity Rates and /or Building Taxes.
15. No additional installations, fittings or outlets must added to or removed from the premises rented under the terms of this Contract without the prior written approval of the Owner which must be removed on the termination of the Tenancy.
16. Only the under mentioned listed of electrical equipment or other equipment for which the prior consent of the owner is obtained may be used in the rented premises.
    1. Small procter silex kettle
    2. Computer including a printer
    3. An 18,000 BTU air condition in the front room
    4. A small sized refrigerator.
17. All efforts by Tenants to burglar – proof or to increase security measures shall be supported by the Owner. However, the Owner shall not be held responsible for any loss sustained as a result of failure on the part of the Tenant to take precautions.
18. In the instance of the Tenant failing to comply with the terms 2 and 7 of this Agreement and where the Tenant could not be located and where the rooms are kept locked, the owner may gain entry forcibly if necessary and vacated the premises as if an ejectment order is issued by the Court of Law is in force.

**IN WITNESS WHEREOF** the parties hereto have set their hands the day and year first hereinabove written.

**SIGNED** by the within named \*

**Kelvin Chase**  as and for \*

his act and deed \*

in the presence of:- \*

\*

\*

**SIGNED** by the within named \*

# Christopher Ross Gidla \*

# as and for his act and deed \*

# in the presence of:- \*

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