**IN THE REPUBLIC OF TRINIDAD AND TOBAGO**

***Rental Agreement***

**THIS AGREEMENT** is made this 19th day of January in the Year of Our Lord Two Thousand and Nine BETWEEN SHELDON MITCHELL, 10 Cosmos Street, Coconut Drive, Morvant in the Island of Trinidad (hereinafter called “the Owner” of the One Part and JULIA MANUETTE, of 52 Pipiol Road, Cantora Village, Santa Cruz (hereinafter called the Tenant”) of the Other Part.

**WHEREAS** the Owner is in possession of All that downstairs three (3) bedroom unfurnished furnished apartment situate at 52 Pipiol Road, Cantaro village, Santa Cruz and the Tenant wishes to let same for a period of one year, at a monthly rental of $3000 per month on the following terms.

1. The Tenant shall let the premises for a period of one year at the monthly rental stated above.
2. The Tenant shall pay to the Owner the sum of $3,000 as a refundable deposit against any damage done to the Tenants fixtures and things. The said deposit shall be refunded at the end of the term granted/provided that there has been no loss or damage to the Owners fixtures. Any losses shall be quantified and deducted from the said deposit and the balance if any refunded, provided however that the tenant shall be unable for any damage in excess of the deposit paid.
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 Tenant 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 use any illegal substances under any circumstances.
6. 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.
7. To indemnify the Landlord against all actions or claims of whatever nature arising out of the use by the Tenancy of the said premise.

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

**SIGNED** by the within named \*

**Sheldon Mitchell**  as and for \*

his act and deed \*

in the presence of:- \*

\*

\*

**SIGNED** by the within named \*

# Julia Manuette \*

# as and for her act and deed \*

# in the presence of:- \*

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