**IN THE REPUBLIC OF TRINIDAD AND TOBAGO**

# THIS DEED OF LEASE made this 15th day October in the Year of Our Lord Two Thousand and Eight BETWEEN ALISON PETERS of 2A Bhola Trace, Pashlay Street, Laventille in the Island of Trinidad (hereinafter called “the Landlord” which expression shall where the context so admits shall include the person/s entitled to have the reversion immediately expectant upon the determination of the terms hereby created) of the One Part and JANINE PETERS of LP# 16 upper Wharton Street, Success Village, Laventille in the Island of Trinidad (hereinafter called “the Tenant”) of the Other Part.

## WHEREAS IT IS AGREED AS FOLLOWS: -

1. In consideration of the rent agreements and conditions hereinafter reserved and contracted and on the part of the Tenant to be paid performed and observed the Landlords lets and the Tenant takes the premises described in the Schedule hereto (hereinafter referred to as “the Demised Premises”) **TO HOLD** the same from the 1st day July of 2013 for a period of three years paying and yielding therefore during the period hereby granted the monthly rental of **Thirteen thousand ($ 13,000.00)** for the month of the tenancy hereby granted on or before the 1st day of each and every month.
2. The Tenant hereby pays the first month rent being the sum of  **Thirteen thousand ($13,000.00)** (the receipt whereof the Landlords hereby acknowledge).

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

1. To pay all charges in respect of electric lights and telephone bills and of the water used on the demised premises.
2. 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).
3. 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.
4. Not to carry on or permit to be carried on upon the demised premises or any part thereof any noxious or offensive business whatsoever.
5. To indemnify the Landlords against all actions or claims of whatever nature arising out of the use by the Tenancy of the said premises.
6. Not to assign or underlet possession of the demised premises or any part thereof without the prior consent of the Landlords in writing.
7. That they will not keep or permit to be kept on the demised premises any 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 to occupiers of the adjacent premises and not to use the premises in any way as to be or become a nuisance or cause annoyance to the Landlords or adjoining occupiers.
8. Not to permit the use of any dangerous drugs or substance on the premises.

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

1. To pay and discharge all existing land and building taxes and assessments payable in respect of the demised premises.
2. 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 Landlords or any person claiming under or in trust for them.

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

1. The Landlords and/or their duly appointed agent shall be entitled to inspect the demised premises every Two (2) 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 Tenant 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 one (1) months notice in writing of intention to do so.
4. The Landlords 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 paint the walls of the demised premises nor shall the Tenant be entitled to change the locks or alter any fixtures on the demised premises without prior consent of the Landlords.
6. If 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 Landlords 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 Landlords 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 Landlords notice in writing at lease one (1) month before the expiration of the term hereby granted, if there shall be no subsisting breach of any of the Tenant’s obligations under this present terms at the cost of the Tenant, the Landlords 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 of renewing the contract the Tenant shall promptly return all keys and copies thereof to the Landlords.
8. Any notice required to be served shall be sufficiently served on the Tenant if left addressed to him/her at his/her address aforesaid or forwarded to him/her by prepaid post and shall be sufficiently served on the Landlords if delivered to or forwarded to them by prepaid post.
9. The Landlords reserves the right to build up or make additions to the portion of the building for the purpose of rental.

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

## THE SCHEDULE ABOVE REFERRED TO:

**ALL AND SINGULAR** that Apartment situated at upper Wharton Street, Success street, laventille

**SIGNED** by the within named \*

**Alison Peters** as and \*

for their act and deed in \*

the presence of:- \*

\*

SIGNED by the within named \*

JANINE PETERS \*

as and for act and deed \*

in the presence of:- \*