

FURNISHED APARTMENT LEASE

This Furnished Apartment Lease is entered into by and between _____, here in after "Tenant", and _____, here in after "Landlord".

For the consideration herein stated, Landlord and Tenant do hereby covenant, contract and agree as follows:

1. GRANT OF LEASE:

Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord, Apartment Number 401, located at Campus Residence, LAU Main Rd, Byblos, Blat, together with all furnishings and appliances located there in, here in after "contents", listed on the schedule of furniture and appliances attached hereto as Exhibit "A".

2. TERM OF LEASE:

This lease shall commence on the 23 day of August 2019, and shall terminate on the 23 day of December 2019.

3. RENTAL PAYMENTS:

Tenant agrees to pay unto Landlord as rent the sum of \$ 800.00 per month for each month during the term of this lease, said sum being due on or before the 1st day of each month, which sum shall be direct deposited at the following: Client Name: HARB ELIE ANTONIOS Branch Name: JBEIL Bank Name: BANKMED Bank Swift Code: MEDLLBBX Account Number: 0240246197401 IBAN: LB85 0022 0000 0000 2402 4619 7401 Each monthly rental payment shall be prepaid at the beginning of each month.

4. DEPOSIT:

Tenant shall also pay to Landlord as a deposit, the sum of \$ 800.00 upon the execution of this lease to be held by Landlord for any damages to the leased premises, or to the contents therein, during the term of this lease, or upon the expiration of this lease, ordinary wear and tear excepted. Said deposit shall not relieve Tenant from making any monthly rental payment, nor shall said deposit release Tenant for damages to the premises or the contents therein in excess of said deposit.

5. LIABILITY FOR CONTENT DAMAGE:

Tenant does hereby confess liability to Landlord for any damage or destruction to the contents listed on the schedule of furniture and appliances attached hereto as Exhibit "A", ordinary wear and tear excepted. The amount of liability shall be the predetermined valuation of said furniture and appliances as indicated on the attached Exhibit "A", or in the amount necessary to repair any partial damage to said contents. Tenant shall also be responsible and liable for repayment within Five (5) days to Landlord, for Landlord making repairs and/or replacements that may be required by injury or damage to the leased premises or its contents, whether said damage was caused by Tenant, Tenant's family, or any other person or persons whom Tenant invited or permits to be in or about the leased premises.

6. USE OF PREMISES:

It is agreed and understood by Tenant that the leased premises shall be used only as a private dwelling, and for no other purposes whatsoever. It is further agreed and understood by Tenant that NO PETS of any kind shall be allowed upon the leased premises. Failure to abide by this paragraph will result in immediate eviction, without prior notice, and forfeiture of all prepaid rent and deposits. Tenant shall maintain the premises in good condition during the continuance of this agreement, and shall neither cause, nor allow, any abuse of the facilities therein, and upon the termination or expiration thereof, shall redeliver the property in as good condition as at the commencement of the term, or as may be put in during the term, reasonable wear and tear from use excepted. Tenant shall pay the expenses for replacing all key cards which are lost or damaged. Tenant shall not make, or cause to be made, any changes, alterations, additions, or attach any objects of permanence to portions of the building, or do anything that might cause injury or damage to the leased premises. All personal property placed in or upon the leased premises by Tenant shall be at the risk of the Tenant, or the parties owning same, and Landlord shall in no event be liable for the loss or damage of any such property.

7. RIGHTS AND PRIVILEGES OF LANDLORD:

Landlord, or his representative, shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting the same, and/or showing the same to prospective tenants or purchasers, and to make such reasonable repairs and alterations as may be deemed necessary by Landlord for the preservation of the leased premises or the building, and to remove any alterations, additions, fixtures, and any other objects which may be affixed or erected in violation of the terms of this agreement. Landlord will keep the premises in a habitable condition and will be responsible for repairs to the premises, other than minor repairs which shall be the responsibility of Tenant. It is agreed and understood that Landlord, its agents and employees shall not be liable to any person for any damages of any nature which may occur at any time on account of any defect in the leased premises, the building in which the leased premises are situated or the improvements therein, whether said defect exists at the time of execution of this lease, or arises subsequent hereto and whether such defect was known or unknown at the time of such injury or damage, or for damages from fire, wind, rain or any other cause whatsoever, all claims for such injuries and damages being specifically waived by Tenant. Landlord shall not be responsible or liable for any accident or damage to automobiles, persons, or any other equipment or persons utilizing parking facilities upon the leased premises. The failure of Landlord to insist upon the strict performance of the terms, covenants, and agreements hereto shall not be construed as a waiver or relinquishment of Landlord's right thereafter to enforce any such term, covenant, or condition, but the same shall continue in full force and effect. Utilities on the leased premises shall be paid by Lessor.

8. INSURANCE AND DESTRUCTION OF PREMISES:

Hazard, fire and content insurance shall be acquired and maintained by Landlord, the proceeds of which shall be payable to Landlord. In the event the leased premises shall be destroyed or rendered totally un-tenantable by fire, windstorm, or other cause beyond the control of Landlord, this agreement shall cease and terminate as of the date of such destruction, and the rental shall then be accounted for between

Landlord and Tenant up to the time of such damage or destruction of said premises, the same being prorated as of that date. In the event the leased premises are damaged by fire, windstorm or other cause beyond the control of Landlord so as to render the same partially un-tenantable, but repairable within a reasonable time, then this lease may remain in force and effect and the Landlord may, in Landlord's sole discretion, within a reasonable time restore said premises to substantially the condition the same were in prior to said damage, and there shall be an abatement in rent in proportion to the relationship the damaged portion of the leased premises bears to the whole of said premises.

9. TERMINATION OF LEASE:

If Tenant fails to comply with any of the terms, condition, or covenants contained in this agreement and Exhibits attached thereto, such as "Policies & Procedures" including the payment of rent and amounts due by Tenant for damages or injuries to the leased premises, or contents, then upon giving twenty-four (24) hours notice to Tenant, Landlord may terminate this lease and re-enter and retake possession of the leased premises, but no such termination of this lease or recovering possession for damages. Notice of termination may be delivered to the Tenant at the address of the leased premises, by posting notice to front door. In the event that Landlord employs an attorney to collect any rents, or other charges due hereunder by Tenant, or to enforce any of Tenant's covenants herein, or to protect the interest of the Landlord hereunder, Tenant agrees to pay a reasonable attorney's fee and all expenses and costs incurred thereby.

10. ASSIGNMENT OR TRANSFER:

Tenant shall not have the right or power to transfer, assign or sublease this lease or any provision thereof without the express written consent of the Landlord.

11. ENTIRE AGREEMENT:

This agreement contains the entire agreement between the parties hereto and neither party is bound by any representations or agreements of any kind except as contained herein.

WITNESS OUR SIGNATURES this the day of August, 2019.

LANDLORD/MANAGEMENT

TENANT