



83349

LEASE AGREEMENT

1. Parties

The parties to this agreement are Jonathan Moore, hereinafter called "landlord," and Annabel Sella, hereinafter called "tenant." If landlord is the agent of the owner of said property, the owner's name and address is:

Jonathan Moore

3 Cloverhill Drive, BT19 6XT Bangor Down, Belfast, United Kingdom

2. Property

Landlord hereby lets the following property to tenant for the term of this agreement: (a) the real property known as:

52 Calle Betances, Guaynabo 00971, Puerto Rico

And (b) the following furniture and appliances on said property:

The property is fully furnished

3. Term

This agreement should begin on:

May 15, 2017

4. Rent

The monthly rental for said property shall be USD 700.00, due and payable by wire transfer.

5. Utilities

Landlord agrees to furnish the following services and/or utilities:

(x) electricity, (x) gas, (x) garbage collection,

(x) trash removal, (x) water, and (x) cable, (x) internet, (x) security, (x) parking.

6. Deposits

Tenant will pay the following deposits and/or fees:

USD 700.00 for the first month rent + USD 700.00 security deposit refundable at the end of the lease

The total of USD 1,400.00 for the first payment

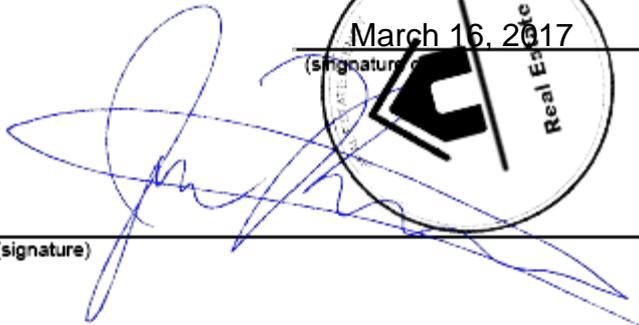


LANDLORDS

TENNANTS

Jonathan Moore

(name)



(signature)



Annabel Sella

(name)

(signature date)

(signature)

In addition, it is agreed:

7. Tenant shall not lease, sublease or assign the premises without the prior written consent of the Landlord (but this consent shall not be withheld unreasonably).

8. Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance or repair, and to show the premises to buyers or prospective Tenants. In all instances, except those of emergency or abandonment, the Landlord shall give tenant reasonable notice (at least one day) prior to such an entry.

9. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.

10. Landlord agrees to maintain regularly the building and grounds in a clean, orderly and neat manner. Landlord further agrees upon notice by Tenant to complete within a reasonable time all necessary repairs, including those of appliances and utilities, which are furnished with the premises.

11. Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the building. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.

12. Tenant shall, upon termination of this agreement, vacated and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond the Tenant's control.

13. In a dispute between Landlord and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.

14. Additional terms:

AIRBNB MONEY BACK GUARANTEE : If by any reason the Tenant requests the payment back, she/he will receive the funds in maximum 24 hours. The Tenant has the right to request payment refund any time during/after delivery unless Tenant accepts property upon inspection.

Note: Apartment number will be provided to tenant securely in an envelope along with the keys and the contract

How It works:

Step 1.

Tenant and Landlord agree to terms.

Step 2.

Landlord provides the copy of ownership documentation and 2 copies of leasing contract to Airbnb. Airbnb verifies if the Landlord is the legal owner of property. Upon verification Airbnb provides payment instructions and online copy of leasing contract to Tenant.

Step 3.

Tenant Pays Airbnb by wire transfer. Airbnb verifies the payment. The Tenant and Landlord are notified that funds have been secured.

Step 4.

Landlord sends keys and 2 (two) copies of contract to Tenant address and provides an delivery agent that verifies Tenant to receives the keys and contract. Landlord is notified.

Step 5.

Tenant inspects property. The Tenant has 1 day to inspect the property and the option to accept or reject it. Tenant shall not make duplicate keys if property is rejected!

Step 6. 1 (applicable if Tenant accepts property)

Tenant signs contracts and provides copies to Landlord and Airbnb. Airbnb pays Landlord. Airbnb releases funds to the Landlord. Transaction is complete - safely and securely!

Steps 6.2 (applicable if Tenant rejects property)

Airbnb refunds Tenant. If Tenant rejects the property, the Tenant returns the keys to Landlord. Airbnb will refund Tenant by wire transfer within 24 hours.

Transaction is complete - safely and securely!