

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS;

This CONTRACT OF LEASE is made and entered into by and between:

_____ of legal age, Filipino and a resident of _____, herein referred to as the LESSOR, represented by _____.

-and-

_____ of legal age, Filipino and a resident of _____ herein referred to as the LESSEE.

WITNESSETH:

WHEREAS, the LESSOR hereby leased and the LESSEE hereby accepts in lease from the former that certain House and lot in _____

NOW THEREFORE, the parties agreed based on the following terms and conditions of this lease:

PERIOD AND RENTAL: The term of this lease is for _____ to commence on _____ with monthly rental rate of _____ only.

The lease maybe renewed upon mutual agreement of the parties provided that the LESSEE shall manifest in writing its desire to renew at least 30 days before its expiration.

The LESSEE hereby acknowledges that the leased premises in good condition.

DEPOSIT REQUIREMENT: Upon signing of this Contract, the LESSEE shall pay one (1) month rental in advance and two (2) month rental deposit which is amounting to _____ Philippine Currency to the LESSOR;

Th two (2) months rental deposit amounting to _____ **only served as security deposit** which shall be applied for payment in case of loss or damage to furnishing and charges billed against the LESSEE for electricity and other utility services then remaining unpaid upon the termination of this contract be returned after (15) days to the LESSEE.

The Advance rental fee of _____ equivalent to (1) month consumable from _____.

If the LESSEE pre-terminates his lease, the two (2) months deposit will be forfeited to the advantage of the LESSOR without the need to undergone legal pursuit.

MONTHLY RENTAL RATE: The succeeding monthly rental rate of FIVE THOUSAND PESOS (Php 5000) will be paid to this Account Number: N/A Account Name: N/A the deposit slip shall be emailed to unitrek.medlabsolutions@gmail.com for confirmation.

RENTAL INCREASE: After a year of rental The LESSEE agrees to pay to the LESSOR a monthly rental rate of SIX THOUSAND PESOS (Php 6000). On the succeeding year the five percent (5%) increase will be applied annually excluding electricity, water, telephone, etc.

DUE DATE & PENALTIES: The LESSEE shall pay his/her monthly dues on or before the _____. Five percent (5%) interest penalty shall be imposed for the delayed deposit daily. One (1) month delayed of payment will terminate this contract and the LESSEE agreed to vacate the house immediately to the advantage of the lessor without the need to undergone legal pursuit.

USE AND PURPOSE: The LESSE hereby expressly agrees and warrants that the leased premises shall be used **exclusively for residential purpose** and the LESSEE is hereby prohibited from using the premises for any other purposes without prior consent of the LESSOR. The keys to the unit shall be delivered by the LESSOR to the LESSE on the day this

contract starts and shall be delivered or returned by the latter to the former on the very day this contract will terminate.

REPAIR OR IMPROVEMENT: The LESSEE hereby expressly acknowledges that the leased premises are in good tenable and agrees to keep the same in such good tenable condition for which purpose binds himself to undertake exclusive expense in all ordinary repairs shall be for the account of the LESSOR. It is expressly agreed and understood, however that the LESSEE shall not commence or proceed with any such repair work nor in any case introduce improvements or alterations or whatever nature such as maybe made therein shall an integral part of the leased premises and shall not be removed there from but shall belong to and become the exclusive property of the LESSOR upon the termination of the lease, without the need of the reimbursement for the cost thereof.

SUB-LEASE: We don't allow sub-lease in any form. Every violation in this contract shall be null and void;

WATER, ELECTRICITY, TELEPHONE, etc. Charges for water consumptions, electricity, telephone and other utility services, as well, as the repairs in the utility shall be for the exclusive account of the LESSEE.

INSPECTION OF THE PREMISES. The LESSOR or duly authorized representatives shall have the right to inspect the leased premises at any reasonable hour of the day, with previous notice to the LESSEE.

RETURN OF PREMISES UPON TERMINATION OF LEASE: At the expiration of the terms of this lease or upon cancellation thereof as herein provided, the LESSEE shall promptly surrender the premises to the LESSOR, in the tenable conditions, ordinary fair wear and tear expected.

REMEDIAL MEASURE: In the case of violation or infringement of any foregoing terms and conditions, the LESSOR reserves the right to terminate this Contract of Lease immediately and the LESSEE agrees to vacate forthwith the premises without the need of court proceedings.

IN WITNESS WHEREOF, the parties affix the signature this _____ at Davao City, Philippines.

Lessor

Lessee

Sign in the presence of:
