

THE LANDING VIEW APT. A-102
RINCON, PUERTO RICO

RENTAL AGREEMENT

LANDING VIEW VILLAGE, APT. A-102
CARR. 413, KM. 5.3
BARRIO PUNTAS
RINCÓN, PUERTO RICO 00677

This Lease Agreement is made in the city of San Juan, Puerto Rico, between, Perimetro Properties Inc., hereinafter designated as Landlord and _____, hereinafter designated as Tenant.

The subject property: a three-level Villa with three bedrooms, 2.5 bathrooms, fully-equipped kitchen, covered terrace, balcony and two parking spaces is located at:

The Landing View – Villa No. A-102
Carr. 413, Km 5.3, Barrio Puntas
Rincon, Puerto Rico 00677

1. Tenant shall pay the Landlord a total amount of \$_____ US dollars for a total of _____ nights. The Landlord will reserve the dates after receiving the deposit of 50% of the total amount. The Tenant will pay the remaining balance before the first date of stay. Payments can be made by check or credit card.
2. A week before the 1st day of the Tenant's stay, the Landlord will send the Tenant over regular mail the keys to the villa and a beeper to open the gate of the complex.
3. Energy charges are included to a maximum of \$200.00 per month.
4. Landlord will provide maid services before Tenant arrival.

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5. Landlord will provide TV, DVD Player, (1) bicycle, (1) BBQ, laundry machines and (2) beach chairs.
6. Landlord will provide two parking spaces.
7. All appliances, electrical, and plumbing equipment shall be in good working conditions at time of occupancy. Landlord shall be responsible for all above repairs unless damages are due to negligence on Tenant's part.
8. Tenant agrees to keep premises in good clean conditions and will deliver it to Landlord at the termination of this lease in the same good condition in which they were received.
9. Tenant will use the premises only as private residence and agrees not to sublet or assign same to any other person without written permission of the Landlord.
10. Tenant will make no alterations to the premises without written permission of the Landlord and any such permanent changes or improvement shall remain in place for the Benefit of the Landlord without compensation to the Tenant.
11. Landlord will not permit pets into the premises.

The term of this contract shall be from _____,
subject to revision at the end of this term. Any cancellation is to be advised 30 days
before the arrival date, otherwise the deposit will not be refunded.

All payments should be made out to Perimetro Properties, Inc. and mailed to:

Perimetro Properties, Inc.
c/o Sr. Luis Salazar
PO Box 9555
San Juan, Puerto Rico 00908

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Absolutely no deductions from the rent money will be allowed on any ground without the express written permission of the Landlord nor will changes of any kind be billed to the Landlord, maintenance or otherwise, without the express prior approval of the Landlord.

Contents of the apartment constitute private property and as such are not to be removed from the apartment nor disposed of in any manner without the express written prior consent of the Landlord. All items of the inventory will be either accounted for upon Tenant's departure from the apartment or paid in full at replacement cost regardless of supposed wear and tear.

Tenant will hold Landlord harmless in the event of injury to third parties occurring inside the apartment.

Landlord is not responsible in case of robbery or damage to the Tenant's personal property during this lease.

Tenant

Landlord Representative

Date: _____