

LEASE AGREEMENT OF ORKIDE CONDOMINIUM UNIT D-

Owner: Name Yu Shuang Ling Date of Birth 23 Aug. 1982
Nationality Chinese Passport/ID No E64318796
Issued Date 19.08.2016 Expired Date 18.08.2026
Address at Bodariju Block C #1009
Phnom Penh, Cambodia

here in after referred to as "Party A"

Tenant: Name Anita Cronje Date of Birth: 07.05.1978
Nationality: South African Passport/ID: A01870231
Issued Date: 22.02.2017 Expired Date: 21.02.2027
Address at The Royal Condominium Tower D, Unit no. D-07365 Street 2004, Sangkat Ou Beak K'am, Khan Sensok, Phnom Penh, Cambodia

here in after referred to as "Party B"

Two parties have agreed upon the lease contract agreement as per terms and conditions as follows:

Article 1: The Object

The Party B agrees to rent and the party A agrees to lease an apartment located at The Royal Condominium Tower D, Unit no. D-07365, Street 2004, Sangkat Ou Beak K'am, Khan Sensok, Phnom Penh, Cambodia

Article 2: The specific purpose of lease

Tenant leases apartment which is location at building D Floor Units No D-07365 to live. The leased property shall not be allowed to use for any illegal activities/purposes.

Article 3: The Leasing Fees

1- The agreed leasing Fee is USD 300 month, in words Three Hundred US Dollars Only payment are including Management fee, excluding utilities fees, Cable TV Monthly Fee, Cleaning Fee, Water Fee, electricity consumption fee Laundry, Internet Connection Fee and etc,

2- The rental fee exclude withholding tax as stipulated by the laws and regulations on taxation of Tax department of Cambodia. For the avoidance of the doubts, the withholding tax is responsible by Party B, if it is applicable.

3- The rental price shall be fixed during the term of the lease.

Article 4: The Leasing Period

- 1- The period of the lease is for 1 Year and it's commencing on March 01, 2023 and expiring on Feb, 28 2024
- 2- And then, the Party B has a priority to renew this leasing agreement for another period, but inform to the Party A in writing at least 30 (Thirty) days in advance.
- 3- If the Party B breaks the contract and terminate or move out before the expiry date, the deposit of the Party B which paid to Party A will not be returned.