



Lease Agreement

This lease is made on 28 October 2024

between

MEKONG VIEW TOWER

Wat Chas Road, Chroy Changva , Phnom Penh- 12110, Kingdom of Cambodia

☎ (855) 23 922 202/17 922 202

☎ (855) 23 432 186

✉ info@mekongviewtower.com

🌐 www.mekongviewtower.com (as OWNER);

By its authorized representative, Mr. Pheap Phana Position: Assist. FO/ Operation Manager (as OWNER)

and

Gray Royka Judith Lynne Nationality Canadian: Passport #: HB056659 Occupation:

Date of issue: 15 July 2015 Date of Expiry: 15 July 2025.

OWNER Does Hereby LEASE the premises described as apartment Unit number **B806** (referred to as "House"), located at **MEKONG VIEW TOWER II** (referred to as "APARTMENT"), to TENANT for a term of **Six (6) Months** commencing on **22 October 2024** and ending on **22 April 2025**. Upon expiration, this lease agreement shall become a month-to-month Lease Agreement AUTOMATICALLY. Unless either TENANT or OWNER notify the other party in writing at least 30 days prior to expiration that they do not wish this Lease Agreement to continue on any basis.

In consideration whereof, it is agreed as follows:

1. USE AND OCCUPY

1.1. Room occupied:

The HOUSE shall be occupied for residential purposes only and be occupied not more than Four (4) Tenants for 2 Bedroom Unit including children i.e. by the persons disclosed in the lease.

1.2. TENANT will not use the House for any disorderly or unlawful purposes or disruptive to the quiet enjoyment of others and comply with the laws in force in the Kingdom of Cambodia.

1.3. The residing of unknown person and storage the dangerous substances or inflammable liquid within leased House or common areas in the Apartment is not permitted.

2. RENTAL FEE

2.1. TENANT agrees to pay OWNER as rent for House a monthly rate of USD 520.00 (Five Hundred and Twenty US Dollars only) in advance, due on the 7 (seven) days of each month during the term of this LEASE. This rent is not included the withholding tax for rental fee pursuant to the rule rate of the Royal Government of Cambodia.

2.2. In the event any rent is not paid within the 1st week of the month in which rent is due, TENANT shall be charged an additional 10% (ten percent) of the total due amount for penalty. In addition, in the event the rent is paid by check and such check is returned unpaid for whatever reason, the TENANT agrees to pay OWNER promptly upon demand the sum of US \$25.00 (twenty-five US dollars) as a reasonable amount to defray OWNER'S administrative and handling expenses

said notice or/ and TENANT may option to enter into the new LEASE with the new OWNER under the new terms and conditions.

28. MISCELLANEOUS

- 28.1. Where this LEASE is signed by more than one person as TENANT, all such persons shall be jointly and severally liable for the payment of rent, and any additional rent and the performance of all covenants and agreements to be kept by TENANT hereunder.
- 28.2. All the covenants and the agreements of this LEASE shall be binding upon and inure to the benefit of the heirs, successors of each party. Any management and services by the employees, manager of OWNER shall be deemed the compliance obligation of OWNER with TENANT.
- 28.3. If any provisions of this LEASE shall be declared invalid or unenforceable, the remainder provisions of the LEASE shall continue in full force and effect.
- 28.4. Each party acknowledges that he has read this LEASE and agrees to the terms herein contained.

ATTACHMENTS TO THIS LEASE AGREEMENT:

The attached listed below are considered as a part of this LEASE Agreement:

- 1. List of Acknowledged Inventory between OWNER and TENANT (If Furnished)
- 2. Pets' profile and photo (If any)

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNDER AFFIXED THEIR SIGNATURE ON _____.

PLEASE print the names of every person occupying and residing in this residence. Have any and all adults sign showing they have read and understand this LEASE Agreement. For minor children, list their date of birth in the signature space.

Judith Gray Kyla 28.10.24
 TENANT 1st Judith Gray Royka.....
 TENANT 2nd.....

 Remark:.....
 Witness.....

Mekong View Tower

by its authorized representative,
Mr. Pheap Phana, Assist. FO/ Operation Manager

DA.....
 28.10.24

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