

STANDARD LEASE AGREEMENT

Drafted in:

Phnom Penh, KINGDOM OF CAMBODIA

On this date:

01/07/25

This agreement is between:

Mrs .NGUONG MALY

HEREBY REFERRED AS PARTY (A)

And

Mr. SEALE RYAN NICOHLAS With
MS. SEALE MALIKA

HEREBY REFERRED AS PARTY (B)

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This agreement is between:

Mrs. Nguong Maly

ID Number: 010074414

Address: #43 + 44E0 E1 E2 E3 Street 108 sangkat wat phnom, khan daun penh, Phnom penh .

Contact Phone number: 010 512 033

The former will hereinafter be referred to as Party (A).

AND

Mr. Seale Ryan Nicohlas

Nationality: south Africa

Passport Number: A09955935

Ms. Seale Malika

Nationality: South Africa

Passport number: A09962671

Phone number: 096 569 6486

The former will hereinafter be referred to as Party (B).

Address: #43 + 44 E3 Street 108 sangkat wat phnom, khan daun penh Phnom penh.

Both parties agree with the following Articles:

ARTICLE 1: RENTAL PURPOSE

Party (A) agrees to lease to Party (B) and Party (B) agrees to lease from Party (A), the following Address:

For the purpose for residence.

ARTICLE 2: TERM

Duration of the agreement will be for the period of 6 (six) months. To commence on the 01st July 2025 and be terminated on the 30th Dec 2025 with the rental price of \$400 (Four Hundreds) USD per month, and shall remain fixed during the term of this agreement.

ARTICLE 3: PAYMENT

Party (B) will pay to Party (A) as below:

- 3.1. \$400 (four hundreds) USD as security deposit. This deposit amount will be held and disbursed for any damages made by Party (B) to the premises and its contents during the term of the agreement. If there is no damage the security deposit shall be returned to the Party (B) at the end of this agreement.
- 3.2. \$400 (Four Hundreds) USD is the 1 month rental fee for the duration of the agreement. Payments will commence 1st July 2025.
- 3.3. Monthly fee should be paid during the first week of each month. The Tenant should send a notice to the owner for late payment.
- 3.4. If payment by Bank transfer the Tenant should be in charge of the bank services fees.

ARTICLE 4: UTILITIES

Party (A) will provide the following services included as below:

Fully furnished

Internet

Garbage collection fee

Motor Parking

Party (B) will be responsible for the following services:

Electricity: \$0.25/kw

Water 10\$ per month (2 person)

ARTICLE 5: COVENANTS AND OBLIGATIONS

- 5.1. Party (B) shall not use the Property for any purposes that are prohibited or rendered illegal by law.
- 5.2. Party (B) shall not store weapons or explosive items, ammunition, or drugs.
- 5.3. Party (B) shall keep the Property and the items in it in good and tenantable condition at all times during the duration of the agreement.
- 5.4. All changes, improvements and modifications to the property require prior approval from Party (A).
- 5.5. Party (A) shall be responsible for the repair of the electrical system (including interior and exterior wiring networks), water supply, sewage, the plumbing system and any structural problems of the property.

ARTICLE 6: TRANSFERRING AND RENEWAL

- 6.1. If during the duration of the agreement Party (A) wishes to sell the property, the new owner must agree to take over this agreement, and all terms included, between Party (A) and Party (B). Party A shall also introduce Party (B) to the new owner
- 6.2. Party (B) cannot rent or transfer the agreement to a third party without the prior written permission of Party (A).

ARTICLE 7: FORCE MAJEURE

- 7.1. Party (B) shall not be required to pay the monthly rental fee during any event caused by "force majeure or acts of god, fire, explosion, flood, earthquake, typhoon, terrorism, riot, and war". However, after the Royal Government officially declares the end of Force Majeure, the monthly rental fee shall resume.
- 7.2. Party (B) shall not be responsible for any damages to the apartment caused by force majeure except those caused as a result of negligence on the part of Party (B).

ARTICLE 8: TERMINATION

- 8.1. Party (B) shall have an option to renew the agreement for a further term by giving notice in writing to Party (A) thirty (30) days prior to 30th Dec 2025. The term of such renewal shall be agreed to by the parties at such time.
- 8.2. Either Party (A) or Party (B) may terminate the agreement by giving the other thirty (30) days written notice of intention to terminate. If Party (A) is terminating the agreement they shall return the security deposit and penalty one month to Party (B). If Party (B) is terminating the agreement they shall forfeit their security deposit.

ARTICLE 9: GENERAL

- 9.1. Party (A) has the right to enter the apartment during the period of the agreement for inspection or maintenance purposes by giving Party (B) 1 day notice prior to entering.
- 9.2. This agreement contains the entire agreement of the Parties related to the subject matter hereof. No variation, waiver or modification of any of the terms and conditions contained in this agreement shall be valid unless mutually agreed to, in writing, by the Parties.

9.3. This agreement shall be governed by the laws of Cambodia.

9.4. This agreement is made in 6, in Khmer 3 and in English 3 copies and all shall have the same meaning in law.

In witness whereof, Party (A) and Party (B) hereby execute and agree to the terms and conditions of this Agreement by signing on the date first set above.

Signature of the Lessee, Party (A)

Signature of the Lessor, Party (B)

.....
Mr. NGUONG MALY

.....
Mr. SEALE RYAN NICOHLAS With
MS. SEALE MALIKA

Witness:

.....

