

LEASE AGREEMENT

THE LANDLORD : BANGKOK SERVICE CONDOMINIUM CO., LTD.

THE TENANT :

SUPALAI PLACE CONDOMINIUM ROOM NO.

(.....)

LEASE AGREEMENT

THIS LEASE AGREEMENT MADE THIS ____ DAY OF _____ BETWEEN BANGKOK SERVICE CONDOMINIUM CO., LTD. HEREINAFTER CALLED “The Landlord” AND _____ HEREINAFTER CALLED “The Tenant”

THE LEASE AGREEMENT HEREBY AGREED TO IS AS FOLLOWS :

1. The Landlord leases to The Tenant and The Tenant accepts the lease from The Landlord for a term of 12 months, beginning on the ____ day of _____ through the of _____ No. _____ on the _____ floor located at Supalai Place Sukhumvit Soi 39 Rd., Klongton-nua, Wattana, Bangkok 10110 with furniture and fixtures that appear in the attached list hereinafter called “The Premises”
2. The Tenant agrees to pay a MONTHLY RENT of ;

(1) Rental of unit	<u>55%</u>	Baht	
(2) Rental of furniture & fixtures	<u>25%</u>	Baht	(Included Vat)
(3) Other service	<u>20%</u>	Baht	(Included Vat)
TOTAL MONTHLY RENT		<u> </u>	Baht

The monthly rent shall be paid before the 5th of each month through bank transfer to ;
Account Name : **BANGKOK SERVICE CONDOMINIUM CO., LTD.**
Saving account no. 198-419-9875 Bangkok Bank Patanakarn Road Branch
3. The Landlord offers One Parking Space for free.
4. The Tenant agrees to pay ----- Baht, as deposit. This amount will bear no interest. This sum will be held by The Landlord throughout the term of the lease as security against any damage caused by The Tenant. The deposit will be returned in full on expiration of the lease (within 60 days) less any amount which may be due to The Landlord, and this deposit cannot be deducted for the last month or any month rent. In the event of The Tenant failing to return the premises in good condition, The Landlord shall have the right to claim necessary repair expenses against The Tenant of deduct them from the deposit. Should The Tenant vacate the premises before the expiration of the agreed term (except as noted in clause (14)), no part of the deposit shall be returned The Tenant.
5. The Tenant shall no mark, paint, drill into, or in any way deface any part of the premises or the building. No boring cutting or stringing of wires or laying of linoleum or other floor coverings shall be permitted except with the prior written consent of The Landlord.
6. The Tenant agrees to use the premises for dwelling purposes only for himself and dependents.
7. The Tenant agrees to pay utilities charges for telephone, electricity, water, gas and internet.

8. The Tenant shall promptly repair at his own expense any damage to the premises which may be caused by him or by any member of his family, or his invitees, and shall at his own expense replace all expired lightbulbs, but shall not be responsible for offer ordinary wear and decrepit.
9. The Tenant agrees to permit The Landlord and/or his agent to enter the premises for inspection at all reasonable times, and during the last thirty days of the lease term, The Tenant shall permit The Landlord or his agent to show The Premises to prospective new tenants at reasonable times.
10. The Tenant shall not make any alteration or addition to furniture and fixtures without prior approval in writing by The Landlord. Any, and all, such modifications made by The Tenant without the written permission by The Landlord shall automatically become the property of The Landlord.
11. The Tenant shall not assign nor sublet the premises nor permit any other person to occupy or use the premises.
12. This lease agreement will terminate if the premises are found by any court or other official order or are agreed by The Landlord to have become uninhabitable because of dilapidation, condemnation, fire or other force majeure and the deposit shall be refunded.
13. Should The Tenant fail to make any payment of rent on the due date, or should The Tenant breach any other term or condition of this lease agreement and fail to remedy such breach within ten days of the date of notification from The Landlord requiring him so to do, The Landlord may terminate this lease agreement, and immediately re-possess the premises with no deposit refunded.
14. In case within the 1st year of the lease agreement, The Tenant would like to terminate the lease agreement prior to the expiry date of lease agreement by giving The Landlord a written notice at least **30 (Thirty)** days in advance. The Tenant agrees to have the security deposit which is equivalent to 2 months gross rental fee forfeited as penalty for premature termination of agreement.
15. A year later since the beginning day of this lease, in case The Tenant has to leave the country or move from Bangkok to an other province due to a new assignment requested by his Company, this lease can be terminated by giving a **thirty (30) days** advance notice in writing and the deposits shall be refunded after deducting outstanding debts owed to The Landlord. The Landlord will calculate the rental on a daily rate for the last month of rental.
16. At the expiry of the lease agreement, The Tenant shall have the option to renew the agreement at a monthly rental to be mutually agreed upon. The option must be exercised **one month** prior to the expiry of the lease agreement.
17. The contract shall be renewed automatically as long as the one of parties request the cancellation of this contract.

The Tenant SHALL NOT BRING INTO OR KEEP ANY ANIMALS ON THESE PREMISES.

This agreement is made in duplicate, The Landlord and The Tenant each to keep a signed copy.

The Landlord _____ The Tenant _____
(Bangkok Service Condominium Co., Ltd.)

Witness _____ Witness _____
(.....) (.....)
Kobayashi Co., Ltd.

MEMORANDUM

Pursuant to the agreement dated _____ between BANGKOK SERVICE CONDOMINIUM CO., LTD. (The Landlord) and _____ (The Tenant) for the rental of unit no. _____, _____ Floor, Supalai Place Condominium.

The above agreement of total payment at _____ Baht per month includes the monthly fee for the UBC and NHK (Gold package). The UBC set up fee would be paid by The Landlord.

This agreement is made in duplicate. Each party keeps one signed copy.

The Landlord _____ The Tenant _____
(Bangkok Service Condominium Co., Ltd.)

Witness _____ Witness _____
(.....) (.....)
Kobayashi Co., Ltd.