

Translation from Dutch

This translation can only be used in combination with and as explanation to the Dutch text. In the event of a disagreement or dispute relating to the interpretation of the English text the Dutch text will be binding. These general conditions are subject to Dutch law. This tenancy is subject to Dutch Law.

Rental Agreement

The undersigned:

Landlord, Tenant and Rental Property

Landlord

Name; --
Address; --
Zip code & City; --
Phone number; --
Bankaccount number; --
Mail; --

Tenant

Name; --
Address; --
Zip code & City; --
Date of birth; --
Phone number; --
Bankaccount number; --
Mail; --

Rental Property

Address; --
Number; --
Zip code & City; --
Type of agreement; --
Starting date; -- __-__-20__
First possible final date; -- __-__-20__

Article

Have agreed on the following:

Article 1. Premises, purpose.

1.1 **Landlord** rents to **Tenant** and **Tenant** rents from **Landlord** the **premises**, hereafter named "the Rented Property", locally known as:

Semi-furnished apartment with garden, (address, zip code, city)

1.2 The **Rented Property** is only to be used as living accommodation and can not be sublet to any others.

Initials Tenant;

1.

Initials Landlord;

Article 2. Length, renewal and termination of the premises.

- 2.1 The **Landlord** rents the **premises** to **Tenant** for a minimum period of ____ months.
- 2.2 The Tenant will enter the premises by date: __ - __ - 2010
- 2.3 During the rental period as stated in article 2.1 the parties to this Rental Agreement cannot end this Rental Agreement, unless specifically agreed differently in article 9 of the Rental Agreement.
- 2.4 Landlord will provide the Rented Property to the Tenant on the commencing date of the Rental Agreement as stated in article 1 of the General Conditions, unless this is not a working day, as long as Tenant has fulfilled all at that moment existing obligations towards the Landlord.
- 2.5 If in article 2.1 of this Rental Agreement a **specific length** of time is stipulated and this period elapses without notice, than the Rental Agreement continues for an indefinite period, unless otherwise determined in article 2.2 of this Rental Agreement.
- 2.6 Termination of the Rental Agreement by termination of tenancy or notice of leaving should be carried out according to article 19 of the General Conditions. In case one of the 2 parties would like to end the contract, as well the other party needs to be informed on paper.

Article 3. Payment obligations, terms of payment.

- 3.1 With the start of the commencing date of this Rental Agreement the payment obligations of the Tenant exist out of:
- a) The rent
 - b) The payment for the in article 3.4 of this Rental Agreement named supply of gas, water and electricity, if applicable according to article 3.4
 - c) The payment of the in article 3.4 of this Rental Agreement named additional supplies and services (service costs), if applicable according to article 3.4.
- 3.2 The payments for additional supplies and services, if applicable according to article 3.4, will be determined according to the specifications in articles 14.1 to 14.7 of the General Conditions. The method of advance payments with a yearly balancing or a settlement at the end of the rental period is employed, as described in the above-mentioned articles.
- 3.3 The rent and payments for additional supplies and services, if applicable according to article 3.4, are due by advance payments, to be fulfilled before or on the first day of each rental term to which the payment refers. Landlord will decide the manner in which the payment obligations are to be fulfilled.

3.4

As per payment term of 1 month the rent amounts to:

- | | |
|--|---|
| a) The rent | € |
| b) Payment in advance for gas, water and electricity | € |
| c) Additional supplies and services (Art. 6.2) | € |
| In total | € |

In words: **Euro.**

3.5 In view of the starting date of this Agreement, the first pay period covers the period ___-___-20__ to ___-___-20__ and the first amount due over this period comes to: €_____

3.6 In case of late payment of the total rent by the tenant, an amount will be charged in accordance with Article 20 paragraph 1 to Article 20 paragraph 6 of the General Conditions.

3.7 By signing this Rental Agreement, the tenant owes the Landlord an amount, as security deposit for a proper fulfilment of the obligations of this Agreement and the General Conditions. This amount is set at € ,00.

Article 4. Rent adjustment.

4.1 The rent can be adjusted on proposal by the Landlord only per July 1st 20__ and thereafter annually, with a percentage that maximally equals the legally allowed percentage at the beginning of that alteration. This percentage is established yearly by the Ministry of VROM (Housing) and is applicable only to housing with a non-liberalised rent. If this is not the case in this Rental Agreement, the rents alteration will occur as stated in article 4.2.

4.2 If the Rented Property is an autonomous unit with a liberalised rent for housing according to article 3,2 of the "Uitvoeringswet huurprijzen (Implementation Law on Rent)", is article 4.1 of this Rental Agreement non-applicable. In that case the rent will be adjusted July 1st 2011 and afterwards will be adjusted yearly according to article 18 of the General Conditions.

4.3 The Landlord is obligated to inform the Tenant about the increase, with a written notice, at least two (2) months before the new adjustment of the rent.

Article 5. Payment method.

5.1 The tenant will pay the total monthly rent as referred to in article 3 paragraph 4, by debit to Landlord, without any discount or credit, unless a different payment method is agreed.

Bank account number:

In the name of:

Under the mention of address and month

Payment period: before 1st of the month

Initials Tenant;

3.

Initials Landlord;

Article 6. Taxes and other levies.

- 6.1 The following charges, duties and/or taxes relating to the Rented Property will be charged to the **Landlord**:
- All taxes, property tax matters and municipality or provincial taxes, charges and/or duties related to the use of the Rented Property and the partial use of the communal and general areas belonging to the complex or premises the Rented Property is part of;

The following charges, duties and/or taxes relating to the Rented Property will be charged to the **tenant**; even if the Landlord will be billed for them:

- Environmental taxes, charges and/or taxes in any way related to pollution, surface water and/or purgation of wastewater;
 - Any other current or future taxes, sufferance dues, charges, levies and requitals with respect to the Rented Property;
 - Any other taxes, charges and/or levies that would not have been charges of the Rented Property would not have been given into use to the Tenant.
- 6.2 Specification Additional supplies and services:
The fee for additional supplies and services provided by the Landlord as agreed to include the following;
Off writing semi-furnishing, furnishing and devices, big maintenance of the building and communal areas, service costs.

Article 7. Administrator(s).

Until the Landlord informs otherwise the following administrator(s) will act in a managing capacity:

Name:
Phone number :
Email address:

Article 8. Domicile.

- 8.1 All communication by Landlord to Tenant in connection with the execution of this Rental Agreement will be forwarded to the address being the true domicile of Tenant, from commencing date of rent.
- 8.2 The Tenant is obliged to notify the Landlord immediately of his/her new address and domicile if the Tenant is no longer domiciled at the Rented Property.

If the Tenant leaves the Rented Property without notifying the Landlord of his/her new address, the address of the Rented Property will remain domicile of the Tenant.

Article 9. Special terms.

- 9.1 Domestic animals are not permitted without written agreement of the Landlord and have to be removed within 24 hours of the Rented Property to prevent violation of this Rental Agreement.
- 9.2 The Tenant is obliged to have a home contents insurance plus personal liability insurance or arrange it.
- 9.3 The Tenant must in any case take into consideration that the following matters are the responsibility of and at the expense of the Tenant, should they occur:
- Damage as a consequence of frozen pipes;
 - Blocked drains;
 - Blocked chimney(s);
 - Cleaning of gas heater, unless the owner has a service contract;
 - Cleaning of the residence at departure.
- 9.4 Deposit clause:
- a) Tenant shall pay to the Landlord the deposit, as referred in article 3.7, as security for full performance of the terms of this Rental Agreement.
 - b) Tenant is not entitled to deduct the deposit from instalments of rent or other financial obligations under this Rental Agreement.
 - c) Landlord undertakes to return the deposit, or the balance thereof after deducting any amount owed to him by Tenant, within one (1) month after the expiration of this Rental Agreement.
 - d) Deposit is not interest-bearing.

Article 10. Conditions and General Conditions.

- 10.1 This Rental Agreement obliges parties to observe the stipulations of the law with regards to rental property, which will prevail in case of deviation from this Rental Agreement, or applicability according to the Rental Property is impossible.

- 10.2 Part of this Rental Agreement are the "General Conditions regarding Rental Property", determined in July 2003. These conditions include the model of the Council for Real Estate (ROZ), determined in July 2003 and deposited on July 31st, 2003 under registration number 74/2003 with the clerk of the Court in The Hague as well as the General Conditions Rental Agreement for non autonomous rental units and the supplement of the Degree Small Reparatations of April 8th, 2003, to be named "General Conditions". These conditions are known to both parties. Tenant has received a copy of these General Conditions. In case of doubt the Rental Agreement will supersede the General Conditions.

By signing this contract, the Landlord and Tenant agree with the content of these provisions.

Agreed, set up in 2-fold and signed on date:, in

Place;	Date;	Place;	Date;
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(Tenant)

(Landlord)

Individual signature(s) of Landlord and Tenant(s) for receiving a personal copy of the GENERAL CONDITIONS as referred in Article 10.2

Place;	Date;	Place;	Date;
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(Tenant)

(Landlord)

Initials Tenant;

Initials Landlord;