

LEASE AGREEMENT

concluded between

GENPROP SA. – 38, rue de l’Athénée – 1206 GENEVE

hereinafter called the “Landlord”

of the first part, and

...

hereinafter called the “Tenant”

of the other part.

Purpose of rental

Article 1- The Landlord shall let the Tenant and the Tenant shall accept from the Landlord the following premises on the conditions hereinafter stipulated: one furnished studio

The premises are located at ...

They include the following dependencies**one cellar**

The Tenant declares that he is well acquainted with the let premises and dependencies placed at his disposal and asks for no more detailed designation. He accepts them for the duration of the Lease in the condition in which he receives them and undertakes to make no use of them other than that for which they have been let, nor change their layout.

Duration of Lease and rental

Article. 2. - The present Lease shall be made for the period of ...

starting on ...

and ending on ...

Termination and renewal

Article 3. - The Parties shall announce their intentions with regard to termination or renewal of the Lease in writing at least with ... notice. Should notice not be forthcoming, it shall be understood that they are tacitly approving the extension of the Lease for a ... period on the conditions obtained at the time of the current lease and shall continue to do so from ... **to** .

Rent and ancillary costs

Article 4. The rent amounts monthly to . . . **CHF**

The first rent instalment and CHF 150.- administration fees shall fall due on signature of the Lease.

The rent, ancillary costs and all other monies payable under the Lease shall be paid into :

Compte No. 498828-11-3

until the Tenant receives written notice to the contrary from Deutsche Bank AG, London Branch, acting as facility agent. Financial guarantee

Article 5. - The Tenant shall, on signing the Lease provide the Landlord with a guarantee of

as collateral for the performance of the commitments he has entered into under the Lease and renewals thereof. This guarantee shall be issued by Geneva head office or Geneva branch of a banking establishment

That guarantee may not be used by the Tenant to pay the contractual rent and shall remain in force until all costs, charges and other bills payable by the Tenant have been settled including those pending at the time

Premature termination

Article 6. : The present lease may be terminated prior to expiry date should any of the following clauses of the Lease be disregarded:

- a) failure to pay the rent and ancillary charges
- b) should the behaviour of the Tenant, persons in his employ or anyone occupying the rented premises fail to show the necessary consideration for the other residents in the building, act in any improper manner or, in general, tend to disturb the order or good reputation of the building.

Demise of Tenant

Article 7. – In case of the demise of the Tenant, either his heirs or the Landlord may terminate the Lease giving one month's notice in writing for the end of the month to be served within 90 days of the date on which the demise becomes known to the terminating party.

Furniture and furnishings

Article 8. - The Lease shall include all such furniture and furnishings as are listed in the inventory admitted and signed by both parties when the Tenant enters into occupation. The tenant shall keep them perfectly clean and shall, on termination of the Lease return them to the place assigned them in the inventory with no deterioration other than that resulting from normal wear and tear.

The Tenant undertakes to compensate the Landlord at the end of the Lease for any loss of or deterioration in any item of furniture or furnishings. He shall furthermore compensate for any depreciation resulting from the non-matching of furniture or furnishings. In the case of disagreement, the amount of compensation shall be set as determined by experts.

Except in cases of acts of God, no item of furniture or furnishings may be removed from the premises. The provisions of the Rules and Rentals Practices of the Canton of Geneva relating to description of the premises shall by analogy apply to the inventory of items of furniture and furnishings and especially to the signing of such inventory. In particular, the Tenant shall agree with the Landlord on the time and place at which the inventories should be conducted on entry upon and vacation of the rented premises.

Court inventory, sequestration and seizure

Article 9. – Should a legal inventory, a sequester or a seizure be ordered of the furniture and furnishings contained on the premises, the Tenant undertakes immediately to inform the Landlord.

Special Services

Article 10. – Amounts due with respect to subscription to and use of the telephone, shall be paid by the Tenant. Television fees are free of charge the first three month, then at the tenant expense. **Never sign any proposed contract without contacting our office.**

Cession of Lease, subletting

Article 11. – The Tenant may neither cede his Lease on or sublet or make available to third parts about free of charge, any part of the premises or the whole including dependencies.

Enjoyment of the dependencies

Article 12. – The Tenant may make use of the communal dependencies such as cave, laundry room. He may not put them to any use other than that for which they are intended nor may he make them available to any person alien to the building.

In case of need, the Landlord may at any time change or cancel the allocation of the communal dependencies reserved for the use of the Tenant.

Tenant's liabilities

Article 13. - The Tenant shall be liable for his own actions and those of the persons in his service and any other person inhabiting the rented premises who cause damage in the building through their fault, negligence or abuse.

The Tenant shall further be liable for damage caused the rented premises other than that caused by an act for which the Landlord is liable or a building defect whenever such damage results from the act of a third party or fortuitous circumstances or an act of God and he (the Tenant) did not take all measures indicated by the circumstances.

The Tenant shall inform the Landlord and then confirm in writing any damage or threats of damage to the premises or its fixtures and fittings such as a gas leak, lack of insulation on electric cabling, suspicious smells coming from cookers, refrigerators, heating units, etc. The Tenant shall be liable for any damage resulting from the non-observance of this rule.

INSURANCE

Third-party liability

Article 14. – The Landlord and the Tenant shall take out insurance covering the third party liability that they assume under this Lease.

Fire and water damage

Article 15. – The Tenant shall, at his own expense and at their full value, insure against fire, explosion and water damage risks, all furniture, cash, securities and bills, jewellery and precious stones, collections, pictures and *objet d'art*, etc. located on the rented premises or in the rest of the building and which were not included in the inventory.

Jurisdiction

Article 16. – Regardless of the present or future domicile of the Parties, they hereby declare that they unreservedly accept on behalf of their heirs or any other entitled person that sole jurisdiction with respect of any dispute arising from this Lease shall lie with the Courts of Geneva and the Federal Tribunal.

General provisions

Article 17. – Subject to any contrary provisions of this Lease, the Rules and Rental Practices of the Canton of Geneva shall govern relations between the Parties. The provisions of Swiss Federal Contract Law (Code of Obligations) shall apply where the present Lease and its annexes do not provide otherwise.

Article 18. – The Tenant acknowledges that the Landlord has assigned by way of security all of its rights in respect of the Operating Account to Deutsche Bank AG, London Branch.

Article 19. – The Tenant has to return the entry inventory dully signed and notify in writing all defects (conditions of flat, furniture and equipment) within 8 days. Otherwise, the flat will be considered to be clean and in good condition.

Signed in Geneva on (2 copies)

The Tenant

The Landlord