

Lease Agreement

VHE-nummer [REDACTED]

de Alliantie Amsterdam, part of Stichting de Alliantie, in Amsterdam, hereinafter to be referred as lessor

and

[REDACTED] born [REDACTED] in [REDACTED] hereinafter to be referred as lessee

considering that:

1. lessor has an agreement with the University of Amsterdam, according to which lessor will provide (with priority) accommodation in Amsterdam for recommended foreign students, for a limited period and for study purposes only;
2. lessee is a foreign student and will be staying in Amsterdam for a limited period of [REDACTED] months for the purpose of following a course at the University of Amsterdam during this period;
3. the University of Amsterdam has recommend lessee to lessor;
4. lessor is willing to lease accommodation to lessee for the afore-mentioned limited period;
5. in consequence of this, the lease agreement between lessor and lessee is deemed to refer to a use of accommodation, according to its nature of short duration;

have agreed as follows:

1. lessor shall lease to lessee, and similarly lessee shall rent from lessor a room at the following address **Molukkenstraat [REDACTED] AMSTERDAM** furnished, having curtains, flooring and inventory as indicated on the inventory list, for the period in which lessee will be in Amsterdam.
Consequently, this lease agreement will start on [REDACTED] **2009** and end on [REDACTED] **2009**, on which date lessee is to vacate the leased accommodation before 9.00 am., leaving all furnishings, furniture and inventory belonging to the leased accommodation in a proper state, according to the caretaker.
 2. The leased accommodation is intended to be used solely as living accommodation. Lessee is not permitted to use the leased accommodation for other purposes.
- 3.1 Lessee shall pay lessor a monthly rent of **€ 340,00** The rent must be settled on the first of the month on which the rent is due to either by remittance to an account to be indicated by lessor.
- 3.2 A compensation for gas, electricity, water, and inventory is included in the rent.

- 4.1 Lessee is obliged to keep, as good housekeeper should, both the leased accommodation and the communal rooms clean and tidy.
- 4.2 Lessee is obliged to ensure that the other tenants using the premises do not experience any noise interference or any other interference from himself/ herself or from those persons who stay in the leased accommodation with the permission of lessee.
- 4.3 Lessee is obliged to comply with the rules of the house drawn up by lessor and provided him/ her upon signing of this agreement. These house rules are considered to be part of this agreement.

- 5.1 All repairs, which are not the result of malicious intent or gross negligence on the part of the lessee or on the part of those persons who stay in the leased accommodation with the permission of lessee, shall be for lessor's account.
- 5.2 Lessee hereby authorizes lessor, in case of necessary repairs in the leased accommodation (whether or not at the request of lessee), to enter, also in the absence of lessee, the leased accommodation and to carry out (or have carried out) the necessary work.

- 6.1 Lessee is obliged to reimburse lessor for any damage done to the leased accommodation, including furnishings, furniture and inventory, resulting from malicious intent or gross negligence on his/ her part or on part of those persons who stay in the leased accommodation with the permission of lessee.

- 7.1 Lessee is not permitted to make any permanent alterations to the leased accommodation except with written permission of lessor.
- 7.2 Lessee is not permitted to provide accommodation to any person (s), except with written permission of lessor.
- 7.3 Lessee is not permitted to sublet the leased accommodation.

8. If lessee does not act in accordance with one of the provisions of this agreement, lessor shall be entitled to terminate the agreement effective immediately.

9. Upon expiry of this agreement, lessee shall deliver the leased accommodation in the same condition as when he/ she accepted it, except for in lessor's opinion the normal wear and tear of furnishings, furniture and inventory. Lessee shall hand in the keys of the leased accommodation not later than on the last working day (not being a Saturday, Sunday or national holiday) before the end of the lease agreement as mentioned in article 1. The preceding does not entitle lessee to a reduction of the rent due to over the last month of the lease agreement.

10. Lessor is not liable for any damage which might occur to lessee or a third party as a result of defects in the leased accommodation, installations, equipment, wiring, cables, tubes, drains and sewers, except when the damage is a result of defects which have occurred

because of liable failing of lessor in fulfilling its obligations as stipulated in the lease agreement. Lessor is not liable for any damage as a result of defect which might obstruct or seriously hinder the use of the leased accommodation, except, in case of intent or gross negligence.

11. If lessee does not show up within 48 hours after commencing date of lease agreement without written notice, the lease agreement is terminated with immediate effect and lessee will have to pay one full month's rent.
12. With respect to the implementation of this agreement lessee declares to choose for the duration thereof domicile in the leased accommodation.

Thus agreed and signed in duplicate in Amsterdam on

Lessor:

Lessee:

A large, irregular black redaction covering the signature and name of the lessor.A smaller, horizontal black redaction, likely a second signature or stamp of the lessor.A large, irregular black redaction covering the signature and name of the lessee.