

Contract No. _____ date _____

LE A S E

between



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(hereafter called the "Lessee")

W I T N E S S E T H :

The parties hereto covenant and agree as follows:

1. The lessor hereby lets to the lessee, and the lessee hereby leases from the lessor the premises described as follows:

1 house with 2 rooms, hall, 1 bathroom, 2 kitchens -

Together with the furniture, equipment, accessories and special fittings an itemised statement of which is attached hereto as "Exhibit A".

2. The above premises, together with the equipment, accessories and special fittings, will be used by the lessee, his family, guests and servants as living quarters only.

3. Upon the taking of the premises, the lessor and lessee shall jointly sign a statement declaring the condition of the premises, furniture, equipment, accessories and special fittings; and this statement shall be binding on both and shall be conclusive of such condition.

4. (a) The term of this lease will be for six (6) months beginning 25 May 1951.

(b) The lessee, however, may continue in occupancy of the premises under the same terms and conditions after the term described in the section (a) of this Article for an additional 6 months by giving notice to the lessor of such intention at least thirty days prior to the expiration of the term.

(c) If the lessee is assigned by his Government to another post or is required to leave Greece for any reason prior to the expiration of the term of this lease, the term shall cease on the last day of the month on which the lessee gives notice to the lessor of his intention to vacate on account of such circumstances provided, however, that such notice is given on or before 15 days prior to the date on which the lessee proposed to vacate. The lessor will undertake to refund to the lessee the balance represented by any unused portion of any advanced payment of rent made by the lessee; provided, however, that if the lessor fails to refund the balance within 10 days of receipt of such notice, the lessee may lease the premises, equipment, accessories and special fittings herein described for 6 months from the date of expiration of said notice, and the new lessee shall occupy the premises on the same terms as provided herein and pay the same rental in drachmae per month as is provided herein for payment by the lessee.

5. The lessee agrees to pay to the lessor for the use of such premises, furniture, equipment, accessories and special fittings a monthly rental of _____, payable in advance Upon signing of lease. 6 months

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6. The lessor agrees to pay all taxes and other charges of a public nature which are or may be existing against the leased premises, furniture, equipment, accessories and special fittings, and will also pay any brokerage fees or commissions relating to the leasing of the property.

7. The lessor further agrees not to effect any repairs, alterations or additions to the building without the written consent of the lessee. He also agrees to maintain the sewerage system in good operating order, including the draining of the cesspool(s) whenever necessary.

8. The lessee agrees to pay all charges for telephone, electricity, gas and water and other utilities and services used during the tenancy, except as set forth in "Exhibit A".

9. The lessee agrees further that reasonable and ordinary care will be taken of the leased premises, accessories and special fittings, and to pay for any damage to the premises, equipment, accessories and special fittings which may be occasioned by the lessee, his family, guests and servants, ordinary wear and tear to said premises, furniture, equipment, accessories and special fittings excepted. The lessee and lessor have examined the premises, furniture, equipment, accessories and special fittings and have found them satisfactory except that the lessor agrees to effect the following:

A. The lessee further agreed to take care of the upkeep of the garden.

10. (a) In the event the premises or installations are destroyed or become uninhabitable, in whole or in part, because of latent or structural defects in the building or installations, or because of damage for any cause over which the lessee has no control, the lessee may terminate the lease without notice or the lessee may notify the lessor to effect immediate repairs.

(b) If the lessor fails to institute work for such repairs within 10 days of the receipt of such notice, the lessee may proceed on his own initiative to effect such repairs. The cost of these repairs shall be remitted to the lessee by the lessor; or the lessee may deduct the cost from any regular rental payments.

(c) In the event the lessee terminates the lease as provided in this article, the lessor shall refund to the lessee the balance of any rent advanced representing the unused portion of the advance.

11. In the event the lessee fails to fulfill any of the conditions of this lease, the lessor may terminate the lease without notice; but such termination shall be effective only if the lessor refunds to the lessee any unused portion of any advance payment of rent made by the lessee hereunder.

12. In the event the lessor fails to fulfill any of the conditions of the lease, the lessee may terminate the lease without notice and the lessor shall refund the balance of the rent for the unused part of the term within ten days, provided, however, that the lessee reserves the right to assert any other claim for damages to which he might be entitled by reason of such violation by the lessor.

13. The English text of this lease shall prevail for interpretation of the provisions thereof.

14. The lessor and lessee may add, prior to the signature thereof, other provisions to this lease by listing them in an "Exhibit B" attached hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names to quintuplicates originals as of the day first above written.

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