

RENTAL AGREEMENT - GARDEN VILLA

A private villa located at L.G. Smith Blvd 534E, known to parties without further description.

This lease is made on _____, 20__ between The Malmok Management Co. N.V. ("MMC") and _____, ("Lessee"), residing at _____, telephone # _____.

Lessee's occupants consist of ____ adults and ____ children.

MMC hereby agrees to lease the private villa and its contents to the lessee under the terms set forth below:

Start date _____, 20__ after 2:00 PM. End date _____, 20__ - 12:00PM

Total rental price for the Garden Villa is U.S. \$ _____. A non-refundable deposit of \$_____ (one-third of the total rental price) must be paid by check, credit card or bank transfer upon signing of rental agreement. Remaining balance of \$ _____ is due one month before arrival, on or before _____, 20__.

The lessee is responsible for any additional amounts needed to cover repairs or damages caused by the lessee. The lessee shall notify MMC or its representative of any repairs necessary upon moving in and of any damage caused by the lessee.

Water, electricity, gas, cable TV and daily housekeeping are included in the rental payment. Telephone charges will be billed separately. A refundable security and telephone deposit of \$500.00 (check or major credit card) will be required upon arrival. Phone charges or damages in excess of \$500 will be paid promptly by lessee.

Lessee's personal property shall be at the risk of the lessee or other owner thereof and MMC shall not be liable for any damages or losses of said property or to the lessee or other occupants arising from any act by the occupants or by any other person whomsoever or any other cause whatsoever.

MMC shall not be required to grant any refunds or credits to Lessee should Lessee decide to vacate premises before the end of the contracted period, regardless of cause, unless the premises become uninhabitable due to conditions beyond the Lessee's control.

MMC or its agents shall have the right to enter the premises during all reasonable hours for purposes of repairs, maintenance, or inspection.

Lessee shall not assign this lease without the permission of MMC.

The lessee shall not allow smoking or pets within the villa or use or permit the use of the premises for any illegal, immoral or improper purposes. The lessee shall not make or permit to be made any act that would be detrimental to the property or premises or the peace and comfort of the inhabitants of premises in the vicinity.

This lease is governed by the laws of Aruba.

Agreed:

Lessor,
The Malmok Management Company N.V.
Anneke Gorter

Lessee,

Date _____, _____