

APARTMENT LEASE AGREEMENT

Between:

GABRIELA RIVERA GUEVARA, of legal age, married once, Doctor in Psychology, Costa Rican, residing in Guachipelín, Escazú Canton, Guachipelín District, 900 meters north of the Cuban Club, Villa Escazú Colonial residential horizontal condominium, identified with identity card number 1-1067-0835, in her capacity as secretary with general power of attorney of the company LOFTS EL RODEO SOCIEDAD ANÓNIMA, identified with legal entity number 3-101-710876, hereinafter referred to as **THE LANDLORD**, and the student , with identity card number or passport , her address is: , hereinafter referred to as **THE TENANT**, we have agreed to enter into this lease agreement, which will be governed by the Costa Rican Urban and Suburban Leasing Law and the following clauses:

First Clause:

Duration:

The owner owns an apartment, registered in San José, located in district one - Colón, canton seven - Mora of the province of San José, identified with registration number 435558-000, according to the cadastral map under number SJ-2010853-2017. The leased apartment is located within this property and is described as follows.

Area: Fifty (50) square meters,

Spaces: Two loft-type spaces that function as two open rooms, one on the first floor and another on the second floor,

Bathrooms: Two full bathrooms.

Bedroom: 1 bedroom with a closet, dresser, bed, etc., see Annex; additionally:

Details of loft number 2:

- 1 bathroom, with shower, WC, sink, and towel holder.
- 1 furnished kitchen-dining room (see Annex).
- Sofa bed with cushion and study table with two chairs.
- 1 space with sink, washing machine, and utility room furniture with a portable clothesline for the terrace or interior, as well as clothes pegs.

The place is rented to the above-described Tenant for personal use. The apartment is rented exclusively for the tenant and her mother who will visit occasionally. It is prohibited to introduce another person(s) to live in the property. Short-term visits will be accepted, if family members stay overnight the tenant will make a contribution to maintenance expenses, for a small sum of money, which will be agreed upon

between the Landlord and Tenant at the time of request, attaching it to this contract previously.

Second Clause:

Rent:

The Tenant will receive the above-described place (including Annex inventory of contents) for a monthly payment of \$750 ("seventy fifty dollars."). The rental month runs from the 01 of each month to the 01 of the following month, no days will be deducted from the monthly rent if the tenant is not in the country or living in the place. If additional nights are desired, the cost is \$95 plus taxes per night, per person. The Tenant will pay this amount on the thirtieth of each month. The tenant will have a maximum of 3 days to pay the rent, in cash or to the bank account CR90010200009307873201 in the name of LOFTS EL RODEO SOCIEDAD ANÓNIMA, identified with legal entity number 3-101-710876. Failure to comply with this payment clause allows for the termination of the contract.

To initiate the contractual relationship, the tenant will pay the first month's rent in advance, as well as the total deposit of ₡750 ("seventy fifty dollars.") equivalent to one month's rent. Additionally, a deposit of \$120 for the remote control of the gate, as it has been lost on occasions, needs to be replaced and paid for configuration.

From the second month, the tenant will pay the stipulated rent mentioned above. To terminate the contract during the agreed period, one month's notice must be given via WhatsApp at 506 83215751 or by email at griveraguevara@gmail.com, otherwise, the total deposit will be lost. During this month, the administration of Lofts el Rodeo will make coordinated visits by both parties to verify the condition of the leased items. If for any reason, during the term of this contract, the Tenant causes any damage to the property, the security deposit may be used as compensation for the damage. The water and internet service are included in the rental price with a maximum monthly water amount not exceeding 15,000 colones. If there are increases, they must be covered by the tenant within the same week of notification. Therefore, if you hear any leak or drip, you must notify the administrator immediately. The payment for the electricity service provided by CNFL, corresponding to NISE number 28000325 corresponding to LOFTS 2, shall be the exclusive responsibility of the tenant. As an essential requirement for the checkout process, proof of payment for the most recent electricity bill must be presented. **Under no circumstances shall the security deposit provided at the beginning of the lease be used to cover this obligation**, which must be paid directly by the tenant prior to the return of the property.

The rent may be adjusted annually according to the consumer price index (CPI) or the percentage allowed by the urban and suburban leasing law.

Third Clause:

Responsabilitis of the Tenant:

The Tenant: Lofts el Rodeo offers a TV, but to function it must be rented separately for the consumption of CABLE TV, according to the monthly ICE bill if you wish to contract it personally, and terminate the contract upon the contract's end.

*Storing, using, or trafficking substances not legally permitted is prohibited.

*Pets are prohibited; this contract has no exception.

*Smoking inside the house is prohibited, there is a terrace and an area outside. Cigarette butts must be thrown into the trash can. A fine of \$150 USD per visit is announced if, during visits, the owner finds residues or smells of cigarettes inside the loft or the areas prohibited in this contract.

*Noise or behaviors that disturb other tenants or neighbors are prohibited.

*The parking space will be used only for (1) one small vehicle.

Fourth Clause:

Care and Use:

The Tenant is directly responsible for the care and proper use of the rented place. The tenant must immediately notify the Landlord of defects or damages in the rented place. If the damages result from the action or negligence of the Tenant or their visitors, they will be fully responsible for their repair within a maximum of 8 days. If the repair is not done within this period, the Landlord can make the repair and charge it along with the next month's rent, providing the respective invoices. If, on the contrary, the damage is due to force majeure or unforeseen circumstances, the repair will be the Landlord's responsibility. The necessary repair is expected to be done within 15 days. If not done, the Tenant may ask the Landlord for authorization to do it and deduct it from the following month's rent with the corresponding pre-approved invoices. Violation of this clause gives the right to terminate the contract.

Fifth Clause:

Duration:

The duration of this contract begins on **MAY 01 2025, and ends on JULY 15, 2025**. On that date, a new contract will be made if necessary and agreed upon by both parties, with a 9% increase.

Sixth Clause:

Early Termination:

If the tenant wishes to terminate this contract before its expiration date, they will give the other a written notice one month in advance, and the deposit will not be returned. If the tenant fulfills the contract term and wishes to leave, provided there are no damages or pending invoices preventing the deposit's return, THE LANDLORD will return the deposit amount within 30 days after the tenant has vacated the rented place. If LOFTS EL RODEO, due to force majeure, needs to terminate the contract, a formal notification will be made to the tenant, giving them a month to vacate. The security deposit cannot be used in place of the last month's rent or for additional days.

Seventh Clause:

Condition Upon Return:

The tenant receives the place in excellent condition and is expected to return it clean, without food residues, or trash at the end of this contract. Otherwise, the deposit may be retained as compensation for damages, cleaning payments, or pending invoices appearing at the end of this contract, unless they are due to force majeure or normal wear and tear.

This contract allows the tenant to have a pet, adding a \$550 deposit, which will be refunded at the time of move-out. The tenant agrees that the pet will not disturb the neighbors with excessive noise, will pick up the pet's waste, and will always walk the pet on a leash within the Lofts El Rodeo campus. The tenant also agrees to return the loft unit in the same clean condition in which it was delivered.

Eighth Clause:

Improvements:

Any improvement to the property must be previously approved by the Landlord. Once made, they will become part of the rented place. Thus, they will remain in the place and do not need to be compensated by the Landlord at the end of the rental. This excludes accessories or furniture that can be removed without harming the rented place, leaving it as when received.

Ninth Clause:

Rights and Restrictions:

This contract only grants the right for what is indicated in it, in compliance with the legal framework that supports it. Under no circumstances can the Tenant sublease, donate, alienate, or lend to another person the rented place, either partially or totally. This contract only leases the place described in clause 1 and does not give the tenant rights over any other part of the Landlord's property, unless expressly consented by the latter.

Tenth Clause:

Liability:

The Landlord is not responsible for accidents or illnesses of the tenant in the rented place or its surroundings. The health measures imposed by the Ministry of Health of COSTA RICA due to the COVID-19 emergency must be categorically complied with.

Eleventh Clause:

Absence:

According to leasing regulations in Costa Rica, the tenant acknowledges that they must pay for all the months they use the property (even if they are absent for more than a week) without exception. The fact that the tenant is absent for a certain period does not grant any right not to make the corresponding full monthly rent payment. This is because the landlord cannot dispose of the property during that period. Agreeing with the above, the Parties sign this contract in two originals.

Additional Clause:

Maintain both the entrance of each unit and the terrace free of items that do not match the unit's or lofts' decoration, neither garbage nor old articles, etc. They can have a bicycle and dry clothes and then remove them once dry. It is also clarified that the back part is for private use, meaning it cannot be used without prior notice for personal or social activities since Lofts el Rodeo rents it on some occasions therefore, on some occasions, it will be locked. The bathroom and the water in that area cannot be used by the tenants. During the rainy season, they are allowed to put clothes there to dry with prior notice and always sharing the area with the rest, obviously at the risk of each tenant. Just as a note, although that area is private.

Landlord

Tenant

San José, Costa Rica, MAY 01, 2025.

Inventory Annex:

1 sofa bed on the lower floor
1 full bed with foam mattress
1 bedspread or blanket
1 pillow
1 small study table
2 chairs
1 flexible wall lamp
1 refrigerator
1 mini fan
1 breakfast bar with two stools or two high chairs
2 sets of bed linen 1 2-burner digital stove
2 large towels
2 hand and face towels
1 set of small steel pots and a frying pan Set of various dishes and glasses (2 people)
1 steel curtain rod
1 microwave Curtains on all windows
2 kitchen towels Several wooden and plastic
hangers in the upstairs closet
Decorative pictures on the wall
Trash cans in the bathrooms,
kitchen, and an additional one for paper waste Dish drainer
Traditional coffee maker
Rice cooker and blender
TV on the second floor with remote control Foldable blinds in perfect condition on
the second floor
1 floor towel
Various kitchen utensils cleaning items for the apartment

Landlord

Tenant