

**FIXED-TERM LEASE AGREEMENT**  
**( According to Law 8245 - Oct 18, 1991)**

Lessor : \_\_\_\_\_

Property Address : \_\_\_\_\_

Neighborhood : \_\_\_\_\_ in Rio de Janeiro City.

Lessee: \_\_\_\_\_

Nationality : \_\_\_\_\_ Date of Birth : \_\_\_\_\_

Passport : \_\_\_\_\_ Country : \_\_\_\_\_

Home Address : \_\_\_\_\_ Phone : \_\_\_\_\_

Contact: \_\_\_\_\_ Phone : \_\_\_\_\_

The parties above described have accepted a fixed term lease of the property previously described, on the following conditions:

**FIRST CLAUSE** : The term of this lease shall be \_\_\_\_\_ ( \_\_\_\_\_ ) days, commencing on: \_\_\_\_\_ (day) of \_\_\_\_\_ (month) \_\_\_\_\_ (year) until \_\_\_\_\_ (day) of \_\_\_\_\_ (month) \_\_\_\_\_ (year). This term is not renewable in any form , without prior notice of any sort. At the end date of the agreement, the property must be vacant of people and personal belongings

**SECOND CLAUSE** : The rent shall be \_\_\_\_\_ for \_\_\_\_\_ ( \_\_\_\_\_ ) days. It must be fully paid in advance and include IPTU (urban territorial tax) and condo rates.

**THIRD CLAUSE**. The Lessee shall be responsible for the payment of the utilities (water, power, gas and phone) bills during the lease period, and must return the property in the same conditions and conservation that the lessee has received or he will be charged the value of R\$ \_\_\_\_\_ ( \_\_\_\_\_ ) for housekeeping. And in case the USER so desires this value may be already included in the daily rate.

**FOURTH CLAUSE**. The lessee, along with any accomodates, shall vacate the property in the day the lease ends; being the lessor already authorized, to reclaim the possession at the same day, without notice or any judicial proceedings, removing any luggage or personal belongings that the lessor may have found inside his property, to the entrance of the building, without any right of complaint from the lessee for any items that may go astray.

**FIFTH CLAUSE**: It is established that if the lessee extends the lease term beyond the date set in the first clause of this agreement, the lessee shall be subject to a daily fine equal to 03 (three) times the value of the daily rate of lease.

**SIXTH CLAUSE**: The property, subject to this lease agreement, is exclusively for the temporary residency of the lessee and \_\_\_\_\_ ( \_\_\_\_\_ ) more people, not being allowed the permanence of other persons other than the ones confirmed by the lessor, even family members.

First Paragraph: The property cannot be sublet, leased nor loaned to any other person, even to family members, without the express consent of the lessor, and must be used by the lessee in a way that does not endanger the good standing , peace, hygiene , esthetic and safety of the property.

Second Paragraph: The Lessee cannot change the locks of any of the properties doors, without previous written consent by the lessor.

**SEVENTH CLAUSE**: The Lessee shall receive the property with furniture, appliances and contents in perfect working and conservation conditions, taking full responsibility for any damage and improper use of them.

First Paragraph: The lessee agrees to allow periodic visitation to the property, by the lessor on a daily basis, to verify the proper conditions set in this agreement, as well as allow emergency repairs of any damage that impair the structure of the property or its use.

Second Paragraph: The lessee cannot perform any modifications or alterations in the property, without the express consent of the lessor.

**EIGHTH CLAUSE:** For the effect of insurance of the appliances, furniture, and utensils that belong to the property and are listed in the inventory (attached to the agreement), and that are an integral part to this agreement, on the occasion of receiving the keys of the property, the lessee will give to the lessor the value of \_\_\_\_\_ (\_\_\_\_\_), to be deposited as collateral and/or pre-authorized charge in the same way used for payment, that will be refunded to the lessee and the end of the agreement, as well as all the bills and obligations of the lessee's responsibility be paid in full.

First Paragraph: If any irregularity is verified, the amount owed will be calculated and then deducted from the total to be refunded to the lessee at the end of the term and return of the keys.

**NINTH CLAUSE:** The lessee declares full knowledge of the Rules and Regulations of the building, as well as to keep a standard of good behavior with the neighbors (like: avoiding excessive loud noises after 10pm, to make parties with a excessive number of guests, among others). The non compliance with such standards shall cause the immediate termination of this agreement, independent of any prior notice, and also a fine equal to 3 (three) times the daily rental rate and charges related to damages the lessor may incur.

**TENTH CLAUSE:** The vacancy of the propriety by the lessee before the end of term defined in the lease, a period that is already paid for, will not cause any refunds of what has already been paid, with the exception of the deposit or the pre-authorized charge, deduced of any eventual charges established in the aforementioned clauses.

**ELEVENTH CLAUSE:** The Jurisdiction of the city of Rio de Janeiro is chosen to settle any disputes that may arise from this lease agreement, renouncing all others.

And, being in agreement of the aforementioned clauses and conditions, the undersigned agree to this Lease.

Rio de Janeiro , \_\_\_\_\_ of \_\_\_\_\_ of 20\_\_\_\_

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LESSOR

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LESSEE