

BEST E. VILLAS BARBADOS

THIS LEASE is made the *(date)* of *(month)* *(year)* between ___*(name)*___ of ___*(address)*___ (hereinafter called the Tenant) of ONE PART and

Best E. Villas a company incorporated and registered under the provisions of the Companies Act Cap. 308 of the Laws of Barbados in this island as company no. 26165 and having its registered office situate at Green-Ridge, Crushersite Road Prospect, St. James, in this island (hereinafter called "the Landlord") of the OTHER PART.

1. IN CONSIDERATION of the rent reserved and the covenants and agreements on the part of the Tenant, the Landlord hereby leases to the Tenant the furnished apartment comprising kitchen, laundry room, **two or three** bedrooms, living and dining room, numbered (hereinafter called "the Apartment") on the apartment building known as BEST E. VILLAS situate at ***Lot 5 Green Ridge, Crusher Site Road, Prospect in the parish of Saint James or at 31 Limestone Drive Providence, Christ Church*** also in this island, together with the exclusive right to use the furniture in the Apartment, together with the express license to use the common areas and parking space for the term of **XX** nights commencing the *(date)* of *(month)*, *(year)* and ending the *(date)* of *(month)*, *(year)* at a rent of the Barbados dollar equivalent of **(US\$ __.__)** per night and payable as follows:

- (a) In respect of daily rental, in advance and in full for the total period agreed to be leased and payable on or before the commencement of the said period;
- (b) In respect of weekly rental, in advance and if full on or before the commencement of each consecutive week agreed to be leased,
- (c) In respect of monthly rental, in advance and in full on or before the commencement of each consecutive month agreed to be leased.

PROVIDED that this agreement may be terminated by either party giving to the other one day's notice in the case of a daily tenancy, one week's notice in the

case of a weekly tenancy and one month's notice in the case of a monthly tenancy or cash in lieu of such respective notice;

PROVIDED further that it is mutually agreed that the Tenant to reserve a booking of the apartment shall pay to the Landlord a reservation fee equivalent to three (3) nights rental which fee shall be refunded to the Tenant as part of the rent payable if the Tenant enters into and concludes a Tenancy Agreement with the Landlord.

2. The Tenant covenants with the Landlord as follows:

(i) to pay the reservation fee as and when due;

(ii) to pay the rent reservation fee as and when due;

(iii) to be financially responsible for all telephone calls and charges emanating from or chargeable to the Leased Apartment whether or not such calls were made or permitted to be made by the Tenant and in this regard to fully indemnify the Landlord in respect of all such charges.

(iv) to use the Apartment only as a residence for himself and such other adult or minor persons not being more than four (4).

(v) not to sublet or part with possession of the Apartment or any part of it without prior express written permission of the Landlord and it is expressly hereby agreed that the Landlord shall not be bound to give his permission or any reasons for his refusal.

(vi) to keep and deliver up at the termination of the tenancy the furniture and effects in as good condition as they are now in (reasonable wear and tear only expected) and not to remove any item of them from the Apartment and if at the termination of the tenancy any of the items of furniture or effects are broken, damaged or lost and to pay to the Landlord the cost of replacing them.

(vii) not to play any loud music or musical instruments or apparatus or make or cause to be made any loud noises of any type which may create or constitute a nuisance to other of the Landlord's tenants or neighbours.

(viii) not to use or permit the Apartment to be used for any illegal or immoral purpose or by any person who sells, distributes or uses narcotic or hallucinogenic drugs, including within the term "narcotic" the substances known as marijuana, "LSD" or cocaine in any form.

3. The Landlord covenants with the Tenant

(i) to pay all rates and taxes, assessments and out goings in respect of the building in which the Apartment is situate, except the charges for telephone calls used exclusively in the Apartment as more particularly provided for in Tenant's covenant (2 iii) above;

(ii) to provide the Tenant with fresh linens once per week.

(iii) to provide the Tenant with the use of a washing machine.

(iv) to arrange for the cleaning of the Apartment twice per week, at a time to be arranged by the Tenant with the Housekeeper.

(v) that the Tenant paying the rent and performing the Tenant's covenants, shall peaceably hold the Apartment during the term without any interference by the Landlord or any person rightfully claiming under, through or in trust for him, PROVIDED always and it is agreed that if anything is done or permitted on the premises either by the Tenant or any person or by an invitee of any such person, which, in the opinion of the Landlord, may be deemed objectionable considering the character of the premises and the comfort and amenities to be enjoyed by the other tenants of the same building, then in such case upon the Landlord's giving to the Tenant Twenty-four (24) hours' notice to quit, this lease shall cease and determine in accordance with such notice and the Tenant agrees hereby that neither he nor anyone adversely affected thereby shall be entitled to avail themselves of any provision at law or otherwise to the contrary, provided, however, that without restricting the exercise of reasonable

discretion on the part of the Landlord, this right shall not be exercised in a capricious manner.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year hereinbefore written.

SIGNED by the **Landlord** in the presence of:

Witness:

Name:

Abode:

Signed by the **Tenant** in the presence of

Witness:

Name:

Abode:

