



RENTAL AGREEMENT

For usage as a principle furnished residence
Law no. 89-462 of 07.06.1989 and articles L632-1 and the
following of the Building and Housing Code

Furnish rental constituting the
principal residence of the tenant

Defined as furnished lodging is a decent equipped lodging with furniture in number and quality sufficient to enable the tenant to sleep, eat and conveniently live there in regards to the requirements of daily life » art. 25-4 law of 07.06.1989)

Between the undersigned:

The AGENT (or BROKER)

In the presence and with the participation of:

Mr. Jean PECHERAN

Martel Immobilier (Martel Real Estate)

FB CROZARIER IMMOBILIER

55 RUE DE LANCRY

75010 PARIS 10

RCS 502983711 PARIS (registration)

Professional activity: Property Management -Transactions

Sales and Rentals

Professional card: T12480 Paris, G53784 Paris

Financial Guarantee: SEGAP / LLOYD'S

Transaction guarantee amount: €110,000.00

Management guarantee amount: €0.00

The LESSOR, one party, called the "LESSOR"

Mrs. <FIRST NAME LAST NAME>, domiciled at <ADDRESS>, New York 10038 New York United States

Mr. <FIRST NAME LAST NAME>, domiciled at <ADDRESS> New York 10038 New York United States

Attention: in case of canvassing and when the LESSOR is a real estate professional; the latter is subject to specific rules (art. L. 212-21 of the consumer's code).

And the TENANT, the other party, called the TENANT

Ms. <FIRST NAME LAST NAME>, domiciled at <ADDRESS>, 75014, PARIS

It is agreed upon as follows.

He Lessor rents the premises and equipment designated hereinafter to the TENANT who accepts it under the following conditions:

DESIGNATION OF THE PRIVATE PREMISES AND EQUIPMENT

Premises	Apartment
Number of main rooms	1 (intended for a living room or bedroom, possible isolated bedroom, pursuant to art. R 111-2 al. 3 of the Building and Housing Code)
Surface/volume Living space	17.57 m² (pursuant to art. R 111-2 al. 2 and 3 of the Building and Housing Code)
Coop	Coop lot
Address	46 rue du Faubourg Saint Denis, 75010 PARIS
Designation	On the fifth floor in the front; first door to the right; a furnished apartment- studio type of 17.57m ² of floor space, equipped with a shower, an independent toilet washroom and a kitchenette.
Outbuildings	None
List of common parts and equipment: IT access equipment and communication equipment:	

TERM OF AGREEMENT (see general conditions chapter TERM – TERMINATION)

The agreement herein is concluded for a time period of 1 year and **automatically renewed**

EFFECTIVE DATE – SCHEDULED PAYMENT DATE

The agreement goes into effect on November 6, 2014 to expire on November 5, 2015

AMOUNT OF PAYMENTS (see general conditions Chapter RENT)

Amount of monthly rent

Seven hundred twenty-five euros	€725.00
Charges: Lump sum	on 06/21/2016 = \$ 815.66
Twenty-five euros	€5.00
MONTHLY TOTAL:	on 06/21/2016 = \$ 28.13
Seven hundred and fifty euros	€50.00
	on 06/21/2016 = \$ 843.79
<i>AMOUNT AND DATE OF PAYMENT OF THE FORMER RENT BY THE PREVIOUS TENANT (only if the former tenant left the premises less than 18 months before the signature of the lease):</i>	
Eight hundred euros	€800.00
	on 06/21/2016 = \$900.04

This rent was paid on **September 22, 2014**

PAYMENT TERMS

This sum shall be payable in advance and in full on the 1 of each month, to Martel Immobilier.

RENT REVISION – INDEX OF REFERENCE FOR RENT (IRL) 5see general conditions chapter RENT)

Rent shall be revised every year on December 1

PRICE INDEX used for rent revision	→	Price Index 3rd quarter 2014 Value: 125.24
------------------------------------	---	--

SECURITY DEPOSIT (see general conditions chapter SECURITY DEPOSIT)

Amount of security deposit:

Seven hundred and twenty-five euros	€25.00
	on 06/21/2016 = \$ 815.66

TRANSLATOR'S CERTIFICATION ON THE NEXT PAGE

TRANSLATOR'S CERTIFICATION

State of New York
County of New York

I the undersigned Didier Rousseau, partner of Ammon-Rousseau Translations located at 315 Madison Ave. Suite 3009, New York, NY 10017, certify that I have full command of the English and French languages and over 15 years of experience in translation. I have translated the first 2 pages of the rental agreement above and on the reverse side from French to English. It is a complete and accurate translation of the original document presented.

Sworn before me this _____ day of _____ 2016

Notary Public

Translator