RESIDENTIAL LEASE (RENTAL) AGREEMENT № ДОГОВІР ОРЕНДИ БУДИНКУ №3/2025

Date: 20.02.2026

1. PARTIES TO THE AGREEMENT

Demo — hereinafter — "Landlord", and **Олексій Петренко** (Phone: +380670000000) — hereinafter — "Tenant", have concluded this Agreement as follows:

2. SUBJECT OF THE AGREEMENT

The Landlord leases to the Tenant, and the Tenant leases from the Landlord, the residential premises located at the address indicated below. All terms and conditions are governed by this Agreement and its addenda/annexes, which form an integral part hereof.

Address: **Одеська обл., Одеса, буд. 12**
Property type: House
Living area: 95.00 sqm, Total area: 130.00 sqm

3. TERM OF THE AGREEMENT

Start date: **01.03.2026**
End date: **01.03.2027**

4. Rent Payment

4.1. Rent amount: **20 000.00** UAH/month
4.2. Rent for the current month shall be paid no later than the **1**th day of each month.
4.3. The Tenant is granted the right to an allowable delay in rent payment of **3** (three) calendar days without penalty.
4.4. The minimum rental period under this Agreement is **6** months from the date of signing the Acceptance Act.

5. DEPOSIT AND ADVANCE PAYMENT

5.1. The Tenant pays a security deposit in the amount of **2** months, which amounts to **40 000** UAH.

5.2. The security deposit shall be paid before the start of the lease or on the day of signing the Agreement.

5.3. The security deposit shall be returned to the Tenant within thirty (30) calendar days after the end of the lease term and return of the premises.

5.4. The Landlord is entitled to deduct from the deposit reasonable repair costs, late payment penalties, and other debts of the Tenant.

5.5. The security deposit cannot be used as payment for the last month of rent without the Landlord's written consent.

5.6. The Parties agreed that the same violation cannot be grounds for simultaneous deduction from both the deposit and prepayment. Upon termination of the Agreement at the Landlord's initiative due to the Tenant's breach of contract, damage compensation is made primarily from the deposit, and only if insufficient — from the prepayment.

6. UTILITY PAYMENTS

6.1. Utility payments are covered by the Tenant in addition to the rent.

6.2. Utilities payment shall be made by the Tenant monthly no later than the **5**th day of the month following the billing period.

6.3. The Tenant is granted the right to an allowable delay in utilities payment of **5** calendar days without penalty.

6.4. Metered utility services (charged based on actual consumption):

• **Heating** (Gcal) — rate: **4 295.14 ₴/Gcal**
Meter number: **TC-ULT-2024-00517** (single-zone) — reading: **71.390** (as of 01.11.2026)

• **Electricity** (kWh) — rate: **14.65 ₴/kWh**
Meter number: **NIK-2281-073915** (three-zone) — reading: T1: **3221.474**, T2: **2163.103**, T3: **1285.733** (as of 01.11.2026)
Meter number: **NIK-2303-055036** (two-zone) — reading: T1: **4384.756**, T2: **2886.170** (as of 01.11.2026)

• **Hot Water** (m³) — rate: **631.64 ₴/m³**
Meter number: **LZHM-15-0824632** (single-zone) — reading: **214.255** (as of 01.11.2026)

• **Cold Water** (m³) — rate: **161.70 ₴/m³**
Meter number: **LZHM-15-0824631** (single-zone) — reading: **351.741** (as of 01.11.2026)

• **Gas** (m³) — rate: **42.95 ₴/m³**
Meter number: **G4-BK-2023-041822** (single-zone) — reading: **2092.829** (as of 01.11.2026)

6.5. Fixed-rate utility services (fixed monthly fee):

• Communications (Internet, TV) — **757.97 ₴**/pcs

• Security — **1 768.59 ₴**/pcs

• Garbage Collection — **404.25 ₴**/m³

• Other Expenses — **22 739.00 ₴**/pcs

6.6. Utility services are paid by the Tenant according to invoices/charges from suppliers and/or the management company based on actual consumption; the tariffs indicated in the preceding clauses are provided for reference as of the Agreement signing date.

7. Landlord's Obligations

1. Transfer the premises to the Tenant in a condition suitable for habitation.
2. Not to interfere with the Tenant's use of the premises.
3. Promptly eliminate defects not caused by the Tenant.

8. Tenant's Obligations

1. Use the premises exclusively for its intended purpose.
2. Pay rent and other charges on time.
3. Maintain the premises in proper condition.
4. Return the premises after the agreement ends in a condition no worse than when received.

9. LIABILITY OF THE PARTIES

In case of violation of the terms of this agreement, the guilty party shall be liable in accordance with the current legislation of Ukraine.

10. TERMINATION OF THE AGREEMENT

10.1. Either Party has the right to terminate this Agreement early by providing written notice to the other Party at least **2** months.

10.2. Termination notice shall be sent in accordance with the notification section of this Contract.

10.3. Upon early termination of the Agreement, the Parties shall settle accounts and sign the Property Return Act.

11. FORCE MAJEURE

The Parties shall be released from liability for non-performance or improper performance of obligations under this Agreement in the event of force majeure circumstances regulated by applicable law. In case of force majeure, the Party for whom the performance of obligations has become impossible shall immediately notify the other Party and provide supporting documents within 10 days. Note: Tenant's liability for technogenic accidents (flooding, fire, gas explosion, etc.) is regulated by a separate Addendum (if available).

12. PROPERTY HANDOVER

12.1. Key sets transferred: **3** sets

12.2. The Tenant bears full responsibility for the safekeeping of the transferred keys and keyfobs throughout the entire term of the Agreement.

12.3. The Tenant is responsible for the actions of third parties to whom keys or keyfobs were given.

12.4. The Tenant undertakes to return to the Landlord all keys and keyfobs in the quantity specified in clauses 13.1–13.2 of this Agreement upon expiration of the Agreement or its early termination.

13. Other Conditions

13.1. The Parties have agreed on the following additional conditions for the use of the Rental Object:

Обслуговування басейну та догляд за садом входять до обов'язків орендаря. Проведення гучних заходів допускається виключно за попереднім погодженням з орендодавцем не пізніше ніж за 3 дні.

13.2. The Tenant undertakes to comply with the above conditions throughout the entire term of this Agreement.

13.3. In case of violation by the Tenant of the conditions specified in clause 1.1 of this Addendum, the Landlord has the right to demand elimination of the violation within no more than 7 (seven) calendar days.

14. Automatic Contract Renewal

14.1. If neither Party notifies the other Party of its intention to terminate the Agreement 60 (sixty) calendar days before its expiration, the Agreement is automatically extended for 1 (one) calendar year under the same terms.

14.2. The number of automatic renewals is unlimited.

14.3. Notice of refusal to renew shall be sent in writing or through electronic means of communication.

15. Landlord's Access to Property

15.1. The Landlord has the right to visit the property provided that the Tenant is notified in writing at least 7 (seven) calendar days in advance.

15.2. Access without the Tenant's presence is permitted only in emergency situations (flooding, fire, gas leak) or based on a written request from competent authorities.

15.3. The Landlord guarantees the inviolability of the Tenant's private life and does not disclose information obtained during the property visit.

16. Notification Procedure

16.1. Notifications under this Agreement are considered properly sent via: SMS, messengers (Viber, Telegram, WhatsApp), email, registered mail with acknowledgment of receipt.

16.2. Proof of message delivery is: for electronic channels — a screenshot with read receipt or delivery log; for registered mail — acknowledgment of receipt.

16.3. In the absence of a response, the notification is considered received if there is proof of delivery (log/delivery mark/postal receipt).

17. Special Conditions

17.1. Subletting, transfer of premises to third parties, and use for short-term rental (Airbnb, etc.) are prohibited. Violation constitutes grounds for early termination of the Agreement at the Landlord's initiative with notice sent in accordance with the notification section.

17.2. Only persons specified in the Acceptance Act or approved in writing by the Landlord are entitled to reside in the premises. Subletting additional persons without written consent of the Landlord is prohibited.

17.3. Minor current repairs (consumables and minor works: lamps, gaskets, siphons, etc.) up to UAH 500 (or EUR equivalent at the current NBU rate) shall be performed and paid by the Tenant. Damages caused by the Tenant's unlawful actions or negligence shall be repaired at the Tenant's expense regardless of the amount.

17.4. Photo and/or video documentation of the premises condition is a recommended part of the Acceptance and Return Acts. In the absence of such documentation, the Parties shall rely on the condition description in the Acceptance/Return Act.

17.5. Smoking inside the premises is prohibited. Smoking on the balcony/terrace is permitted provided it does not cause inconvenience to neighbors and does not violate building rules. Pet keeping — according to a separate agreement (if applicable). Quiet hours: 10:00 PM to 8:00 AM.

17.6. During the last 60 calendar days of the Agreement, the Landlord has the right to show the premises to potential tenants with prior notice to the Tenant of at least 24 hours. The Tenant undertakes to provide access at the agreed time.

SIGNATURES

LANDLORD

Demo

Phone: _____

_____

Signature / Date

TENANT

Олексій Петренко

Phone: +380670000000

_____

Signature / Date