

LIETUVOS RESPUBLIKA

RESIDENTIAL LEASE AGREEMENT

20/08/2026

1. Contract Details and Parties

Residential lease agreement No. NS-20260820

Date: 2026 m. rugpjūčio 20 d.

Place: Vilnius, Republic of Lithuania

This residential lease agreement (the "Agreement") was concluded by:

Jonas Petraitis, personal code 39001011234, address Vytauto g. 8-3, Kaunas (the "Landlord"), and

Greta Kazlauskaitė, personal code 49505051234, address Taikos pr. 41-12, Klaipėda (the "Tenant").

The Landlord and the Tenant are together referred to as the Parties and individually as a Party.

The Apartment means the residential premises specified in clause 2.1, leased under this Agreement.

2. Subject of the Agreement

2.1. The Landlord undertakes to hand over to the Tenant for temporary possession and use the apartment at Gedimino pr. 15-4, Vilnius, unique register number 4400-1234-5678 (the "Apartment"), and the Tenant undertakes to pay the rent set out in this Agreement.

2.2. The Apartment is leased for residential use. Any other use, including commercial or business activity, is prohibited.

2.3. The Landlord confirms that the Apartment belongs to them by right of ownership, is not seized, and that no third-party rights restrict the lease.

3. Lease Term

3.1. This Agreement is concluded for a term of 12 months from its entry into force.

3.2. The Agreement enters into force and the Apartment is handed over to the Tenant on 2026-09-01.

3.3. The term may be extended if the Parties agree in writing no later than 30 calendar days before it expires.

3.4. If the Tenant continues to use the Apartment after the term expires and the Landlord does not object, the Agreement is deemed extended for an indefinite period.

4. Rent

4.1. The rent is 650 EUR (650 euros) per month.

4.2. The Tenant pays the rent by the 10 day of the current month.

4.3. Rent is paid by bank transfer to the account specified by the Landlord, stating the period covered in the payment reference.

4.4. The rent may be changed only by written agreement of the Parties.

5. Security Deposit

5.1. On signing this Agreement, the Tenant pays the Landlord a security deposit of 650 EUR (650 euros).

5.2. The deposit secures the proper performance of the Tenant's obligations and is not treated as the final month's rent.

5.3. The deposit is returned to the Tenant within 14 calendar days from the day the Apartment

is handed back.

5.4. The following may be deducted from the deposit: unpaid rent; unpaid utility charges; compensation for damage caused to the Apartment or its contents by the Tenant or persons living with them, excluding fair wear and tear.

5.5. The Landlord notifies the Tenant in writing of every deduction, providing documents supporting the costs.

6. Utility Charges

6.1. Utility charges - electricity, cold and hot water, heating, gas, waste management and other services related to the use of the Apartment - are paid by the Tenant according to the invoices received.

6.2. The Tenant pays these charges within the deadlines set by the service providers and, at the Landlord's request, provides proof of payment.

6.3. The rent set out in clause 4.1 does not include utility charges.

7. Rights and Obligations of the Parties

7.1. The Landlord undertakes to: hand over the Apartment in a condition fit for use by the agreed date; ensure the Tenant's undisturbed use of the Apartment; carry out capital repairs at their own expense; promptly remedy faults in the utility systems not caused by the Tenant.

7.2. The Landlord has the right to: receive the rent by the agreed dates; inspect the Apartment, having agreed the visit with the Tenant at least 24 hours in advance and without causing disturbance; claim compensation for damage caused to the Apartment.

7.3. The Tenant undertakes to: pay the rent on time; take care of the Apartment and its contents; observe the building's house rules and quiet-hours requirements; promptly notify the Landlord of any faults; return the Apartment in the condition received, allowing for fair wear and tear.

7.4. The Tenant has the right to: use the Apartment undisturbed for its intended purpose; require the Landlord to remedy faults not caused by the Tenant.

8. Conditions of Use

8.1. The Tenant may not keep pets in the Apartment without separate written consent of the Landlord.

8.2. The Tenant resides in the Apartment permanently. Other persons may live there only with prior written consent of the Landlord.

8.3. The Tenant may not sublease the Apartment or assign their rights under this Agreement to third parties without prior written consent of the Landlord.

8.4. The Tenant may not carry out redevelopment or other material alterations without prior written consent of the Landlord.

8.5. The Tenant undertakes to use the Apartment for its intended purpose and not to infringe the rights and lawful interests of other residents.

9. Handover and Return of the Apartment

9.1. The Apartment is handed over to the Tenant under a handover-acceptance deed signed by the Parties, which forms an integral annex to this Agreement.

9.2. The deed records: the condition of the Apartment; an inventory of furniture and appliances and their condition; electricity, water and heating meter readings; the number of key sets handed over; any known defects.

9.3. Photographs of the Apartment and its contents are attached to the deed.

9.4. On expiry of the Agreement, the Apartment is returned under an equivalent return deed recording the condition, inventory, meter readings and returned keys.

9.5. The Tenant returns the Apartment in the condition received, allowing for fair wear and tear.

10. Declaration of Place of Residence

10.1. The Landlord consents to the Tenant declaring their place of residence at the Apartment for the term of this Agreement.

10.2. On expiry of the Agreement, the Tenant undertakes to declare their departure from the Apartment within 14 calendar days.

10.3. If the Tenant fails to comply with clause 10.2, the Landlord may apply to have the Tenant deregistered in the manner prescribed by law.

11. Repairs and Maintenance

11.1. Current (minor) repairs and day-to-day maintenance are carried out by the Tenant at their own expense. Current repairs include remedying minor plumbing and electrical faults, refreshing finishes due to ordinary use and similar work.

11.2. Capital repairs, as well as remedying faults in utility systems, the roof, windows or common structures not caused by the Tenant, are ensured by the Landlord at their own expense.

11.3. The Tenant notifies the Landlord in writing of faults to be remedied by the Landlord without delay and no later than within 3 calendar days.

11.4. In urgent cases the Tenant may remedy a fault themselves, and the Landlord reimburses reasonable costs on presentation of supporting documents.

12. Data Processing

12.1. The Parties process each other's personal data solely for the purposes of concluding and performing this Agreement and complying with legal obligations.

12.2. The Parties ensure the security of the personal data processed and do not disclose it to third parties, except in the cases provided by law.

12.3. Personal data is retained no longer than necessary for the performance of the Agreement and legal obligations.

12.4. Each Party has the right to access their personal data and request its correction or restriction of processing.

13. Termination

13.1. The Tenant may terminate this Agreement by giving the Landlord at least 1 (one) month's written notice.

13.2. The Landlord may terminate this Agreement on the grounds and in the manner prescribed by law, having given the Tenant written notice.

13.3. The Landlord may terminate the Agreement with immediate effect if the Tenant: fails to pay rent for more than 2 consecutive months; damages the Apartment intentionally or through gross negligence; uses the Apartment other than for its intended purpose; subleases it without written consent; grossly or persistently breaches the building's house rules.

13.4. The Agreement may be terminated at any time by written agreement of the Parties.

13.5. On termination, the Apartment is returned to the Landlord in the manner set out in section 9.

14. Force Majeure

14.1. A Party is not liable for failure to perform this Agreement if it results from force majeure circumstances the Party could not foresee, control or avoid.

14.2. The Party notifies the other Party in writing of such circumstances within 10 calendar days of their occurrence.

14.3. If the circumstances last longer than 2 months, either Party may terminate the Agreement by giving the other 14 calendar days' written notice.

15. Dispute Resolution

15.1. Any disputes arising out of or in connection with this Agreement shall first be resolved through negotiation between the Parties.

15.2. If no agreement is reached within 30 calendar days of one Party's written request, the dispute shall be resolved in the courts of the Republic of Lithuania.

16. Final Provisions

16.1. This Agreement is governed by the law of the Republic of Lithuania.

16.2. Amendments and additions are valid only in writing and signed by both Parties.

16.3. The Parties may register this Agreement with the Real Property Register. A registered lease is also valid against third parties.

16.4. The following form integral parts of this Agreement: Annex No. 1 - handover-acceptance deed; Annex No. 2 - inventory list.

16.5. This Agreement is made in two counterparts of equal legal force, one for each Party. If signed with a qualified electronic signature, a single counterpart is made.

LANDLORD

(signature)

Jonas Petraitis

Date: _____

TENANT

(signature)

Greta Kazlauskaitė

Date: _____