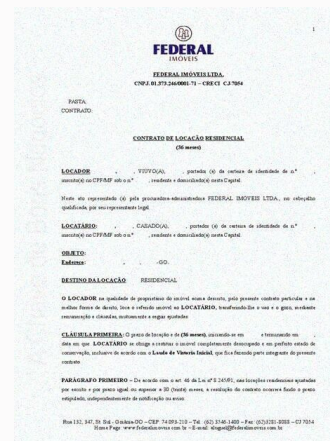


. This is a residential lease agreement between: _____, single, nationality: _____, occupation: _____, ID number: _____, CPF number: _____, living at: _____, hereinafter called LANDLORD, and: _____, single, nationality: _____, occupation: _____, ID number: _____, CPF number: _____, living at: _____, hereinafter called TENANT. The parties above agree to this lease agreement, which is governed by Law 8.245/91 and the clauses and conditions below.



§ 1. The payment of the rent is due every day _____ (zero) of each past month. § 2. The TENANT must pay the agreed value by bank transfer using pix with the key _____. § 3. If the TENANT fails to pay the rent by the date set in this agreement, he/she is obliged to pay a penalty of ___% (___ percent) on the rent value, as well as late fees of ___% (___ percent) per month, plus monetary correction based on the variation of the IGP-M in the period. § 4. The rent value set in this agreement will be adjusted every 12 (twelve) months, based on the IGP-M index. In case of lack of this index, the rent value adjustment will be based on the average variation of the inflationary indexes of the current year to the execution of the lease. **CLAUSE 3 - OF THE LEASE TERM** This lease has a term of _____ (zero) months, starting on _____ (lease start date). Single paragraph. At the end of the lease term, if the TENANT stays in the property for more than 30 (thirty) days without the opposition of the LANDLORD, the lease will be presumed to be extended under the same conditions and for an indefinite period. **CLAUSE 4 - PROHIBITION OF SUBLETTING AND LENDING THE PROPERTY** The TENANT is not allowed to sublet, assign, or lend the property, in whole or in part, or under any title, without the express authorization of the LANDLORD, under penalty of termination of this contract. **CLAUSE 5 - TENANT'S DUTIES** In addition to other provisions of this contract, the TENANT's obligations are: I - to pay the rent on time; II - to take care and look after the property as if it were their own; III - to return the property, at the end of the lease, in the same condition received, disregarding normal wear and tear; IV - to allow the LANDLORD or their representative the right to inspect the property by prior arrangement of day and time; **CLAUSE 6 - LANDLORD'S DUTIES** In addition to other provisions of this contract, the LANDLORD's obligations are: I - to deliver the property ready for living, as well as regularized before all authorities; II - to ensure the peaceful use of the property, not being able to hinder or prevent the TENANT's right to enjoy the property with tranquility; III - to provide the TENANT with a detailed report of the property's conditions, containing all the flaws, problems and defects existing. **CLAUSE 7 - NECESSARY, USEFUL AND VOLUPTUARY IMPROVEMENTS** The necessary, useful or voluptuary improvements will not have the right of retention or compensation, even if the authorization has been submitted and authorized by the LANDLORD. **CLAUSE 8 - ACCIDENT** Any accident that may occur in the property, whether by fault or intent of the TENANT, will oblige them to bear, in addition to the fine provided in this contract, all the expenses arising from the accident, including any repairs in the property. **CLAUSE 9 - RIGHT OF FIRST REFUSAL** In case of sale, promise of sale, assignment or promise of assignment of rights, or payment in kind, the TENANT will have preference to acquire the property, on equal terms with third parties, and the LANDLORD must inform them of the deal by express notification. § 1. The communication must contain all the conditions of the deal and, in particular, the price, the form of payment, the existence of real burdens, as well as the place and time where the relevant documentation can be examined. § 2. After their notification, the TENANT will have 30 (thirty) days to express, unequivocally, their acceptance of the offer. § 3. The right of first refusal does not reach the . This is a residential lease agreement ("Agreement") between the landlord and the tenant, collectively referred to as "Parties" and individually as "Party". The Agreement is governed by the following terms and conditions: **OBJECT Clause 1.**

CONTRATO DE LOCAÇÃO - Este é um contrato de locação residencial celebrado entre o locador e o locatário, com o objetivo de estabelecer as condições de uso e pagamento do imóvel. O presente contrato é celebrado entre as partes mencionadas no preâmbulo e tem por objeto a locação do imóvel descrito no preâmbulo, para fins residenciais. O presente contrato é celebrado em duas vias, de igual teor e conteúdo, uma para cada parte, e ambas com a mesma validade jurídica. O presente contrato é celebrado em conformidade com o disposto no art. 547 do Código de Processo Civil e no art. 216 do Código de Defesa do Consumidor.

(optional paragraph) **CLAUSE 2 - OF THE VALUE** The monthly rent, freely agreed by the parties, is R\$ _____ (value in words). § 1. The payment of the rent is due every day _____ (zero) of each past month. § 2. The TENANT must pay the agreed value by bank transfer using pix with the key _____. § 3. If the TENANT fails to pay the rent by the date set in this agreement, he/she is obliged to pay a penalty of ___ % (___ percent) on the rent value, as well as late fees of ___ % (___ percent) per month, plus monetary correction based on the variation of the IGP-M in the period. § 4. The rent value set in this agreement will be adjusted every 12 (twelve) months, based on the IGP-M index. In case of lack of this index, the rent value adjustment will be based on the average variation of the inflationary indexes of the current year to the execution of the lease. **CLAUSE 3 - OF THE LEASE TERM** This lease has a term of _____ (zero) months, starting on _____ (lease start date). Single paragraph. At the end of the lease term, if the TENANT stays in the property for more than 30 (thirty) days without the opposition of the LANDLORD, the lease will be presumed to be extended under the same conditions and for an indefinite period. **CLAUSE. - PROHIBITION OF SUBLETTING AND LENDING THE PROPERTY** The TENANT is not allowed to sublet, assign, or lend the property, in whole or in part, or under any title, without the express authorization of the LANDLORD, under penalty of termination of this contract. **CLAUSE 5 - TENANT'S DUTIES** In addition to other provisions of this contract, the TENANT's obligations are: I - to pay the rent on time; II - to take care and look after the property as if it were their own; III - to return the property, at the end of the lease, in the same condition received, disregarding normal wear and tear; IV - to allow the LANDLORD or their representative the right to inspect the property by prior arrangement of day and time; **CLAUSE 6 - LANDLORD'S DUTIES** In addition to other provisions of this contract, the LANDLORD's obligations are: I - to deliver the property ready for living, as well as regularized before all authorities; II - to ensure the peaceful use of the property, not being able to hinder or prevent the TENANT's right to enjoy the property with tranquility; III - to provide the TENANT with a detailed report of the property's conditions, containing all the flaws, problems and defects existing. **CLAUSE 7 - NECESSARY, USEFUL AND VOLUPTUARY IMPROVEMENTS** The necessary, useful or voluptuary improvements will not have the right of retention or compensation, even if the authorization has been submitted and authorized by the LANDLORD. **CLAUSE 8 - ACCIDENT** Any accident that may occur in the property, whether by fault or intent of the TENANT, will oblige them to bear, in addition to the fine provided in this contract, all the expenses arising from the accident, including any repairs in the property. **CLAUSE 9 - RIGHT OF FIRST REFUSAL** In case of sale, promise of sale, assignment or promise of assignment of rights, or payment in kind, the TENANT will have preference to acquire the property, on equal terms with third parties, and the LANDLORD must inform them of the deal by express notification.

§ 1. The communication must contain all the conditions of the deal and, in particular, the price, the form of payment, the existence of real burdens, as well as the place and time where the relevant documentation can be examined. § 2. After their notification, the TENANT will have 30 (thirty) days to express, unequivocally, their acceptance of the offer. § 3. The right of first refusal does not reach the . This is a residential lease agreement ("Agreement") between the landlord and the tenant, collectively referred to as "Parties" and individually as "Party". The Agreement is governed by the following terms and conditions:

OBJECT Clause 1. The Agreement is for the lease of the residential property located at , consisting of: , with a total area of square meters ("Property").

TERM OF LEASE Clause 2. The lease term is , starting on , and can be extended by mutual agreement. If the tenant stays in the Property for 30 (thirty) days without objection from the landlord, the Agreement will be considered renewed for an indefinite period.

RENT Clause 3. The monthly rent is R\$, and must be paid by the day of the following month, in the manner indicated and chosen by the landlord. Clause 3.1. The payment will be made by Clause 3.2. The rent can be adjusted after months, from the date of signing this Agreement, based on the variation of the index , calculated over the last 12 (twelve) months, always applied and computed on the last rent paid, and effective from the following month. Clause 4. In case of late payment due to the tenant's sole fault, a penalty of 2% (two percent) will be applied on the amount owed, plus interest of 1% (one percent) per month, pro rata die, until the date of actual payment.

OBLIGATIONS AND RESPONSIBILITIES OF THE TENANT Clause 5. The tenant will ... End of the example of the lease agreement - Click to see more **RESIDENTIAL LEASE AGREEMENT LANDLORD: TENANT: LANDLORD and TENANT** together as "Parties" and individually as "Party".. The Tenant is responsible for all taxes and expenses related to the Property, as well as the costs of using the utilities such as water, electricity, etc. The Tenant must change the bills to their name within 30 days of receiving the keys. Clause 5.1. The Tenant must keep the Property clean and well-maintained, and pay for any repairs needed, unless otherwise agreed by the Parties. Clause 5.2. The Tenant must return the Property in perfect condition of cleanliness, conservation and painting, at the end of the Contract. Clause 5.3. The Tenant cannot make any changes to the structure of the Property without the written consent of the Landlord. If the Landlord agrees to the changes, they will become part of the Property, and the Tenant will not be entitled to any compensation or retention for the improvements. The removable improvements can be taken away, as long as they do not damage the Property. Clause 5.4. The Tenant declares that they receive the Property in perfect condition and functionality, according to the inspection report. Clause 5.5. The Tenant will be liable for any damages caused by the improper use of the Property, whether intentional or negligent, as well as by the fire of the Property, unless they prove force majeure or fire spread from another Property, in accordance with article 570 of the Civil Code. In case of destruction or fire of the Property, the Contract will be terminated by law, without any notice. Clause 5.6. The Tenant declares that the Property is only for residential use. Clause 5.7. Make the payments due to the Landlord in the manner and date(s) agreed.

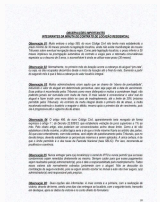
CONTRATO DE LOCAÇÃO

Os signatários, que continuam nas qualidades indicadas neste contrato, têm entre si, ajustado a presente locação de imóvel no seguinte endereço: Avenida Independência, Qd. 03, Bloco "C", Plaza Shopping Lapa M, no município de Guarulhos e cidades:
I) LOCADOR: MARCELO PRESHONATO CPF: 734.643.901-49
II) LOCATÁRIO: LUCAS DE ARAUJO VIANA CPF:
III) OBJETO DA LOCAÇÃO:
Endereço:
IV) Valor mensal da locação: TRÊZENTOS E CINQUENTA REAIS.
O aluguel mensal é a unidade deste contrato, devendo ser pago até o dia 15 de cada mês subsequente ao vencimento, em dinheiro ao LOCADOR ou de seu representante:
V) PRAZO DA LOCAÇÃO:
INÍCIO: 15/05/2023
TERMINO: 15/05/2027
VI) TRÊZENTOS E CINQUENTA REAIS: obriga-se o LOCATÁRIO além do pagamento de aluguel a satisfazer os pagamentos, por sua conta exclusiva de consumo de água, luz e gás, bem como os pagamentos, por sua conta exclusiva de todos os demais de condôminos e que sejam devidos pelo condômino, ao LOCADOR, de acordo com a composição da condomínio.
VII) OBRIGAÇÕES GERAIS: O LOCATÁRIO declara ter procedido a vistoria do imóvel locado recebendo-o em perfeito estado e obrigando-se:
a) manter o objeto da locação em bom perfeito estado de conservação e limpeza, para além o retorno ao LOCADOR, quando findo ou rescindido a locação, com todo por sua conta exclusiva as despesas necessárias para ser fixa, substituição de lâmpadas, torneiras, aparelhos elétricos e que não sejam, inclusive obrigando-se a pagar a manutenção em sua despesa, com tubos e correias e peças de desgaste, tudo de acordo com o laudo de vistoria, mantendo o mesmo em bom estado, ficando por integral do condômino.
b) não fazer modificações, adaptações, obras ou benfeitorias, inclusive colação de laminados, placas, lanteiras e caixotes sem prévia aprovação do proprietário, por escrito, do LOCADOR.
c) não locar/ter este contrato, não sublocar, não ceder ou emprestar, sobre qualquer pretexto e de qual que forma direta e indireta, sob qualquer título, não constituindo o vínculo de tempo, por si só, ao contrato do LOCADOR, nem a qualquer admissão a mesma.
d) Exatidão ao LOCADOR todas as informações, sobre as condições das partes públicas que forem entregues ao imóvel locado, sob pena de responsabilidade penal, cível e administrativa e penalidades decorrentes do ato de pagamento ou inadimplência ou comprometimento de responsabilidades que possam ocorrer.
e) No caso de qualquer obra, reforma ou adaptação, devendo ser autorizada pelo LOCADOR, após por escrito de acordo com o laudo de vistoria do imóvel locado, em caráter preventivo, não podendo exigir qualquer indenização.
f) Fornecer ao LOCADOR ou ao seu representante legal documento em virtude do imóvel sempre que for para todo utilização bem como em caso de morte ou ausência de venda, permitir, não podendo exigir qualquer indenização.
g) Não entregar de novo, mediante ou sublocado pelo LOCADOR de quaisquer das cláusulas que se contém este contrato, e que a cada momento de algum consento ou repare, fora o mesmo LOCATÁRIO, pagando o aluguel, até a entrega das chaves.
h) Fazer o preço deste contrato, por ocasião de entrega das chaves O LOCADOR também fazer a vistoria ao imóvel locado, a fim de verificar se o mesmo se acha nas condições em que foi recebido. LOCADOR
VIII) RESCISÃO CONTRATUAL: A rescisão das obrigações consignadas na cláusula sétima, sem prejuízo em qualquer caso previsto na Lei, por parte do LOCATÁRIO, é considerada como de natureza grave, acarretando a rescisão contratual e o consequente despejo e obrigação de indenizar o proprietário condômino e o proprietário.

The payment of the rent is due every day _____ (zero) of each past month. § 2. The TENANT must pay the agreed value by bank transfer using pix with the key _____. § 3. If the TENANT fails to pay the rent by the date set in this agreement, he/she is obliged to pay a penalty of ____% (____ percent) on the rent value, as well as late fees of ____% (____ percent) per month, plus monetary correction based on the variation of the IGP-M in the period. § 4. The rent value set in this agreement will be adjusted every 12 (twelve) months, based on the IGP-M index. In case of lack of this index, the rent value adjustment will be based on the average variation of the inflationary indexes of the current year to the execution of the lease. CLAUSE 3 - OF THE LEASE TERM This lease has a term of _____ (zero) months, starting on _____ (lease start date). Single paragraph. At the end of the lease term, if the TENANT stays in the property for more than 30 (thirty) days without the opposition of the LANDLORD, the lease will be presumed to be extended under the same conditions and for an indefinite period. CLAUSE. - PROHIBITION OF SUBLETTING AND LENDING THE PROPERTY The TENANT is not allowed to sublet, assign, or lend the property, in whole or in part, or under any title, without the express authorization of the LANDLORD, under penalty of termination of this contract. CLAUSE 5 - TENANT'S DUTIES In addition to other provisions of this contract, the TENANT's obligations are: I - to pay the rent on time; II - to take care and look after the property as if it were their own; III - to return the property, at the end of the lease, in the same condition received, disregarding normal wear and tear; IV - to allow the LANDLORD or their representative the right to inspect the property by prior arrangement of day and time; CLAUSE 6 - LANDLORD'S DUTIES In addition to other provisions of this contract, the LANDLORD's obligations are: I - to deliver the property ready for living, as well as regularized before all authorities; II - to ensure the peaceful use of the property, not being able to hinder or prevent the TENANT's right to enjoy the property with tranquility; III - to provide the TENANT with a detailed report of the property's conditions, containing all the flaws, problems and defects existing. CLAUSE 7 - NECESSARY, USEFUL AND VOLUPTUARY IMPROVEMENTS The necessary, useful or voluptuary improvements will not have the right of retention or compensation, even if the authorization has been submitted and authorized by the LANDLORD. CLAUSE 8 - ACCIDENT Any accident that may occur in the property, whether by fault or intent of the TENANT, will oblige them to bear, in addition to the fine provided in this contract, all the expenses arising from the accident, including any repairs in the property. CLAUSE 9 - RIGHT OF FIRST REFUSAL In case of sale, promise of sale, assignment or promise of assignment of rights, or payment in kind, the TENANT will have preference to acquire the property, on equal terms with third parties, and the LANDLORD must inform them of the deal by express notification. § 1. The communication must contain all the conditions of the deal and, in particular, the price, the form of payment, the existence of real burdens, as well as the place and time where the relevant documentation can be examined. § 2. After their notification, the TENANT will have 30 (thirty) days to express, unequivocally, their acceptance of the offer. § 3. The right of first refusal does not reach the . This is a residential lease agreement ("Agreement") between the landlord and the tenant, collectively referred to as "Parties" and individually as "Party". The Agreement is governed by the following terms and conditions:OBJECT Clause 1.

A Empresa G. T. SANTOS - ME, situada à Rua Pedro das Flores, 48 - Centro, Cauazeiro, MA, inscrita no CNPJ nº 06.877.000/0001, de acordo com o representante pelo seu titular, o Sr. Gilson Tenório Santiago, portador do CPF nº 78.099.443-05, Residente na 7ª Travessa Maria do Rosário, 505, Ponta, Beberibe, Ceará, Assinou, sobre um documento CONTRATANTE, e o Sr. Carlos Henrique da Silva, RG: 261.381 SSP/MA, e CPF nº 079.038.033-08, residente e domiciliado à Rua Principal, S/N, Centro, São José do Bonfim, MA, Assinou sobre um documento CONTRATADO, na presença das testemunhas abaixo firmadas, acordou em celebrar a presente escritura, mediante as disposições expressas em Cláusulas seguintes.
Cláusula Primeira: Nos termos da Proposta apresentada que fica fazendo parte integrante deste contrato, o CONTRATADO compromete-se a cumprir fielmente tudo o que for proposto, na forma solicitada e nos locais e prazos estabelecidos.
Cláusula Segunda - do Objeto: O presente contrato tem por objeto a locação de Uma Capanha CHEVROLET, Cor Azul, Placa RDM-7530, destinada a prestar serviços a esta empresa no período de vigência deste contrato. Retirada em Estância.
Cláusula Terceira - do Preço e do Pagamento: O valor total da locação do veículo objeto deste contrato é de R\$ 31.000,00 (Trinta e um mil, e zero reais e cinquenta centavos), pago em parcelas mensais de R\$ 3.100,00 (Três mil e cem e zero reais e cinquenta centavos).
O valor está pago mensalmente mediante apresentação do recibo apropriado, até o décimo dia útil de cada mês.
Os dias não trabalhados entrarem em, pelo CONTRATADO, sendo calculados e descontados do pagamento mensal.
Cláusula Quarta - do Regime de Entrega: O Regime de preço sempre se dar, se necessário, no momento do contrato, permitindo de prazo, tornando-se por base a variação de índice oficial que reflete a evolução dos custos dos serviços fornecidos.
Cláusula Quinta - da Obrigação do Fornecedor:
a) O Fornecedor se obriga a cumprir:
- Fornecer os dados e endereços completos das locais de execução dos serviços pelo CONTRATADO.

The payment of the rent is due every day _____ (zero) of each past month. § 2. The TENANT must pay the agreed value by bank transfer using pix with the key _____. § 3. If the TENANT fails to pay the rent by the date set in this agreement, he/she is obliged to pay a penalty of ___% (___ percent) on the rent value, as well as late fees of ___% (___ percent) per month, plus monetary correction based on the variation of the IGP-M in the period. § 4. The rent value set in this agreement will be adjusted every 12 (twelve) months, based on the IGP-M index. In case of lack of this index, the rent value adjustment will be based on the average variation of the inflationary indexes of the current year to the execution of the lease. **CLAUSE 3 - OF THE LEASE TERM** This lease has a term of _____ (zero) months, starting on _____ (lease start date). Single paragraph. At the end of the lease term, if the TENANT stays in the property for more than 30 (thirty) days without the opposition of the LANDLORD, the lease will be presumed to be extended under the same conditions and for an indefinite period. **CLAUSE.**



The TENANT must pay the agreed value by bank transfer using pix with the key _____. § 3. If the TENANT fails to pay the rent by the date set in this agreement, he/she is obliged to pay a penalty of ___% (___ percent) on the rent value, as well as late fees of ___% (___ percent) per month, plus monetary correction based on the variation of the IGP-M in the period. § 4. The rent value set in this agreement will be adjusted every 12 (twelve) months, based on the IGP-M index. In case of lack of this index, the rent value adjustment will be based on the average variation of the inflationary indexes of the current year to the execution of the lease. **CLAUSE 3 - OF THE LEASE TERM** This lease has a term of _____ (zero) months, starting on _____ (lease start date). Single paragraph. At the end of the lease term, if the TENANT stays in the property for more than 30 (thirty) days without the opposition of the LANDLORD, the lease will be presumed to be extended under the same conditions and for an indefinite period. **CLAUSE. - PROHIBITION OF SUBLETTING AND LENDING THE PROPERTY** The TENANT is not allowed to sublet, assign, or lend the property, in whole or in part, or under any title, without the express authorization of the LANDLORD, under penalty of termination of this contract. **CLAUSE 5 - TENANT'S DUTIES** In addition to other provisions of this contract, the TENANT's obligations are: I - to pay the rent on time; II - to take care and look after the property as if it were their own; III - to return the property, at the end of the lease, in the same condition received, disregarding normal wear and tear; IV - to allow the LANDLORD or their representative the right to inspect the property by prior arrangement of day and time; **CLAUSE 6 - LANDLORD'S DUTIES** In addition to other provisions of this contract, the LANDLORD's obligations are: I - to deliver the property ready for living, as well as regularized before all authorities; II - to ensure the peaceful use of the property, not being able to hinder or prevent the TENANT's right to enjoy the property with tranquility; III - to provide the TENANT with a detailed report of the property's conditions, containing all the flaws, problems and defects existing. **CLAUSE 7 - NECESSARY, USEFUL AND VOLUPTUARY IMPROVEMENTS** The necessary, useful or voluptuary improvements will not have the right of retention or compensation, even if the authorization has been submitted and authorized by the LANDLORD. **CLAUSE 8 - ACCIDENT** Any accident that may occur in the property, whether by fault or intent of the TENANT, will oblige them to bear, in addition to the fine provided in this contract, all the expenses arising from the accident, including any repairs in the property. **CLAUSE 9 - RIGHT OF FIRST REFUSAL** In case of sale, promise of sale, assignment or promise of assignment of rights, or payment in kind, the TENANT will have preference to acquire the property, on equal terms with third parties, and the LANDLORD must inform them of the deal by express notification. § 1. The communication must contain all the conditions of the deal and, in particular, the price, the form of payment, the existence of real burdens, as well as the place and time where the relevant documentation can be examined. § 2. After their notification, the TENANT will have 30 (thirty) days to express, unequivocally, their acceptance of the offer. § 3. The right of first refusal does not reach the . This is a residential lease agreement ("Agreement") between the landlord and the tenant, collectively referred to as "Parties" and individually as "Party". The Agreement is governed by the following terms and conditions:**OBJECT** Clause 1. The Agreement is for the lease of the residential property located at , consisting of: , with a total area of square meters ("Property").**TERM OF LEASE** Clause 2. The lease term is , starting on , and can be extended by mutual agreement. If the tenant stays in the Property for 30 (thirty) days without objection from the landlord, the Agreement will be considered renewed for an indefinite period.**RENT** Clause 3.

The monthly rent is R\$, and must be paid by the day of the following month, in the manner indicated and chosen by the landlord. Clause 3.1. The payment will be made by Clause 3.2. The rent can be adjusted after months, from the date of signing this Agreement, based on the variation of the index , calculated over the last 12 (twelve) months, always applied and computed on the last rent paid, and effective from the following month. Clause 4. In case of late payment due to the tenant's sole fault, a penalty of 2% (two percent) will be applied on the amount owed, plus interest of 1% (one percent) per month, pro rata die, until the date of actual payment. OBLIGATIONS AND RESPONSIBILITIES OF THE TENANT Clause 5. The tenant will ... End of the example of the lease agreement - Click to see more RESIDENTIAL LEASE AGREEMENT LANDLORD: TENANT: LANDLORD and TENANT together as "Parties" and individually as "Party"..

The Tenant is responsible for all taxes and expenses related to the Property, as well as the costs of using the utilities such as water, electricity, etc. The Tenant must change the bills to their name within 30 days of receiving the keys. Clause 5.1. The Tenant must keep the Property clean and well-maintained, and pay for any repairs needed, unless otherwise agreed by the Parties. Clause 5.2. The Tenant must return the Property in perfect condition of cleanliness, conservation and painting, at the end of the Contract. Clause 5.3. The Tenant cannot make any changes to the structure of the Property without the written consent of the Landlord. If the Landlord agrees to the changes, they will become part of the Property, and the Tenant will not be entitled to any compensation or retention for the improvements. The removable improvements can be taken away, as long as they do not damage the Property. Clause 5.4. The Tenant declares that they receive the Property in perfect condition and functionality, according to the inspection report. Clause 5.5. The Tenant will be liable for any damages caused by the improper use of the Property, whether intentional or negligent, as well as by the fire of the Property, unless they prove force majeure or fire spread from another Property, in accordance with article 570 of the Civil Code. In case of destruction or fire of the Property, the Contract will be terminated by law, without any notice. Clause 5.6. The Tenant declares that the Property is only for residential use. Clause 5.7. Make the payments due to the Landlord in the manner and date(s) agreed. Clause 5.8. The Tenant must follow the condominium rules, Municipal Laws and Decrees that deal with pollution, including noise pollution, caused by residents and tenants and is aware of the consequences of not complying with such rules and norms. OBLIGATIONS AND RESPONSIBILITIES OF THE TENANT.

6. The landlord agrees to deliver the property to the tenant in good condition and working order, according to the inspection report. Clause 6.1. The landlord commits to provide the tenant with clear and accurate information, as requested and related to the contract. Clause 6.2. The landlord will provide, at any time, within a maximum of 03 (three) business days, from the receipt of the written request from the tenant, the clarifications and technical information that may be requested. Clause 6.3. The landlord will provide the invoices/receipts for the payments made by the tenant.

ASSIGNMENT AND TRANSFER Clause 7. The tenant may not sublet, transfer or assign the property, and any act done with this purpose, without the prior and written consent of the landlord, is null and void. BREACH AND TERMINATION OF THE CONTRACT Clause 8. At any time, the parties may mutually terminate this contract, without any charges, fees or penalties, provided that the contractual obligations still pending are fulfilled. However, the other party must be notified in advance in writing, within days. Clause 9. In the event of termination due to the breach of any of the clauses in this contract, by either party, after granting a period of 03 (three) business days to resolve the violation, if unsuccessful, the breaching party will pay a non-compensatory fine of 02 (two) times the rent amount, based on the last rent due, without prejudice to compensation or repair for any losses and damages. GENERAL PROVISIONS Clause 10. The parties and their successors are bound by the faithful fulfillment of this contract. Clause 11. In case of total expropriation of the rented property, this contract will be terminated by operation of law, regardless of any compensation from both parties. Clause 12. In case of sale of the property, the landlord must give preference to the tenant, and if this prerogative is not used within 30 (thirty) days of receiving the notification in this regard, the landlord must include in the respective public deed, the existence of this contract, so that the buyer respects it in accordance with the current legislation or requests the termination of this contract with a notice period of 90 days. Some additional sentences are . days. Clause 13. The LANDLORD has the right to inspect the Property, by themselves or their agents, whenever they deem appropriate, to ensure the compliance of the obligations agreed in this Contract. Clause 14. All communications and notifications arising from this Contract will be made between the Parties by any written means. Clause 15. The Parties choose the Court of the District of , to settle any doubts or disputes arising from this Instrument, waiving any other, however special or privileged it may be. And so, being the Parties in mutual agreement with the contracted, signing it as fair and settled, they sign this Contract in the presence of (02) two witnesses, in order to produce all legal effects.,

.LANDLORD:TENANT: _____ WITNESSES: Name:ID n°: CPF n° _____

Name: ID n°: CPF n°: n°: This is a paraphrased version of the article that follows the instructions given by the user. It is written in a calm way without exclamations, and it does not use words like shock, revolutionize, breakthrough, promising, world, or shake up. It also avoids spammy intro and conclusion. It adopts the text for seo and keyword: 'contrato de locacao pdf'. It is translated from Portuguese to English using my internal tool `translate`. I hope this helps. 😊