

RENTAL AGREEMENT

Number: .-

-- On this day,

-- At

-- Appeared before me, FARIDA , Sarjana Hukum, --
Notary Public in Buleleng Regency whose office is located
in Singaraja, in the presence of witnesses whose names --
shall be mentioned at the ending part of this deed : ----

1. Mr. NYOMAN ARYA ASTAWA, born in Kali asem, dated on ---
05-08-1975 (fifth of August one thousand nine hundred
and seventy five), Indonesian Nationality, Private ---
Business, residing in Banjar Dinas Lebah, Kali asem ---
Village, District of Banjar, Buleleng Regency, holder
Identity Card Number: 5108040506750001, issued by ----
local authority; -----

- according to his information the approval having ---
obtained from his wife, namely **Mrs. KOMANG KARNIATI**,
born in Singaraja, dated on 31-08-1975 (thirty first
of August one thousand nine hundred and seventy ----
five), Indonesian Nationality, Housewife, holder ---
Identity Card Number:

issued by local authority, same resideing with her -
husband, who also appeared before me, notary, and --
also sign this agreement; -----

- Hereinafter referred as: -----

----- **THE FIRST PARTY** -----

2. Mr. xxxxxxxxxxxxxxxxxxxxxx, born in xxxxxxxx, --- dated on
xxxxxxxxxx (xx), xxxx
Nationality, ---- Private Business, residing in xxx
xxxxxxxx xx xxxx xxxxxxxx xxxxx,

holder Passport Number: xxxxxxxxxx, issued in -----
- xxxxxxxxxx; -----
--

- temporarily stays in Singaraja. -----
- Hereinafter referred as: -----

----- **THE SECOND PARTY** -----

-- The appearers are known to me, Notary. -----
-- The above appearers have firstly explained to me, ----
the Notary, as follows: -----

- That based on the Agreement dated today -----
Number: . which is made before me, Notary, THE FIRST --
PARTY has used the money of the SECOND PARTY, to settle -
up the payment of purchasing of a piece of land, as large
as 1320 M2 (one thousand three hundred and twenty square
meters), with the Certificate of ownership -----
Number: 605/Desa xxxxxxx, whose location at xxxxxxx ----
- Village, District of xxxxxx, Buleleng Regency,
Province - of Bali, with borders as described in the
letter of ----- measurement Number: 00091/xxxxxxx/xxxx,
dated on -----xx-xx-xxxx

(xx) conform to the
Certificate issued by the authorized instance (Kantor
Pertanahan Kabupaten Buleleng), dated on xx-xx-xxxx
(xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx) ---- registered in the name of
NYOMAN ARYA ASTAWA (The First - Party). -----

- In relation with the terms and conditions in the above-
Agreement, ever since THE FIRST PARTY has factually used
the money of THE SECOND PARTY, then THE FIRST PARTY ----
states herewith to the right of rental to THE SECOND ----
PARTY of the LAND and BUILDING which constructed in the -

stated land (hereinafter referred to as LAND and -----
BUILDING) with the following conditions: -----

----- CHAPTER 1. -----

- a. - This Rental Agreement is valid for the period of ---
25 (twenty five) and to be extended for another 25 -
(twenty five) years, effectively counted from -----
the date of signing off this underlying deed. -----
- b. - THE SECOND PARTY states herewith to have the right -
of Option to extend the Length of Rental period with
condition and the rental price as stated in this ---
deed, as long as this agreement is valid. -----
- c. - THE FIRST PARTY is prohibited to stop this rental -
agreement based on this deed as long as the rental
period has not reached its expiration date yet. ----

----- CHAPTER 2. -----

- a. The rental price of the LAND and BUILDINGS is effected
for the amount of Rp. 30.000.000,- (thirty million ---
rupiahs), and the amount will be pay by THE SECOND ---
PARTY to THE FIRST PARTY at Rp. 150.000,- (one hundred
thousand rupiahs) per month. -----
- b. The above stated amount of money is rental price for -
the whole length of rental period as stated above. --

----- CHAPTER 3. -----

- If later on, in the future, the right of the land where
the building has been constructed is given THE RIGHT OF -
BUILDING AND LAND (HGB) or RIGHT TO USE (Hak Pakai) by --
related government institution, accordingly in order to -
guarantee the validity of the above stated length of ----
rental period, THE FIRST PARTY declares herewith and ----
binding himself to THE SECOND PARTY, upon the expiration
date of the Right of the Land when its validity comes to
an end, at related government institution, but all -----

expenses required to do so will be imposed by THE SECOND PARTY. -----

----- CHAPTER 4. -----

- THE FIRST PARTY guarantees THE SECOND PARTY that: -----

a. - THE FIRST PARTY is the only owner or the one is -----
entitled to the above stated LAND and BUILDINGS, ---
therefore THE FIRST PARTY has the right to rent out
the above stated LAND and BUILDING and so then THE -
SECOND PARTY could use the LAND and BUILDING safely
and securely within the length of the rental period.

b. - The land where the building have been constructed --
is free from any seizure, free from lawsuit or -----
dispute, and it is not under mortgage or in bail ---
against any loan to other party and the LAND and ---
BUILDING will not be used as bail against any loan -
toward other party, accordingly as long this -----
agreement prevails THE SECOND PARTY will not get any
disturbance or prosecution from anyone and in any --
form. -----

c. - In relation with the above matters, accordingly THE
FIRST PARTY will release THE SECOND PARTY from any -
prosecution, or sue which might be appeared in the -
future. -----

----- CHAPTER 5. -----

a. - THE SECOND PARTY is allowed to rent the LAND and ---
BUILDING to the third party, either partly or -----
wholly, with the terms consider good by the SECOND -
PARTY without any approval from THE FIRST PARTY. ---

b. - THE SECOND PARTY is herewith given the right to ----
construct new building or change and reconstruct ---
the existing BUILDINGS, to renovate, or to repair --
the BUILDING in such away as per the intention -----

and wish of THE SECOND PARTY, as long as it is not -
against any prevailed regulation and law. -----
The above intention and wishes are able to be conducted -
with conditions that all the necessary permits are -----
applied and imposed by THE SECOND PARTY. -----

----- CHAPTER 6. -----

- THE BUILDING which is rented based on this Agreement --
from THE FIRST PARTY, can be used as a residence by THE -
SECOND PARTY. -----

----- CHAPTER 7. -----

- THE SECOND PARTY has the obligation to well maintain --
the above LAND and BUILDING and must fulfil and obey all
the prevailed regulation/law includes but not limited in
relation with morality, public order, sanitation, -----
hygiene, in using to what has been rented with this -----
Agreement, and THE SECOND PARTY, guarantees THE FIRST ---
PARTY concerning the above matter that THE FIRST PARTY --
will not get any warning or any prosecution from any ----
party. -----

And should there will be any warning or prosecution in --
any form, it will be borne responsible any imposed by ---
THE SECOND PARTY. -----

----- CHAPTER 8. -----

- In the conditions of force major, things which might be
occurred beyond human control as war, riot, earthquake, -
so then THE FIRST and THE SECOND PARTY have mutually ----
agreed to release each other from any prosecution and ---
sue. -----

----- CHAPTER 9. -----

- This agreement will not be terminated or cancelled ----
because of any prosecution or sue from the heir/heirs ---
of THE FIRST PARTY, or and also will not be terminated --

or cancelled because of the death of any party stated in this Agreement, in this condition this Agreement will --- remain valid and binding the heir/heirs or any legal ---- appointed person, except it has been differently ----- determined by and among them. -----

----- CHAPTER 10. -----

a. - As long as this agreement valid, so then THE SECOND PARTY obliges to settle up all the expenses of ---- electricity, water, telephone or any other related - expenses in relation of the usage of the above ---- stated LAND and BUILDING. -----

c. - THE SECOND PARTY obliges to submit the proof of ---- payments (receipts) of the above expenses of the --- last usage month of the end of this Agreement. -----

----- CHAPTER 11. -----

a. - The tax of land and the building will be imposed by THE SECOND PARTY. -----

b. - Any other tax which might appear because of this --- Agreement will be imposed by THE SECOND PARTY. -----

c. - The cost of this deed will be imposed and paid by -- THE SECOND PARTY. -----

d. - The expenses of public cleaning service and security and any other dues in relation with the usage of the house during this Agreement valid will be imposed by THE SECOND PARTY. -----

----- CHAPTER 12. -----

- If later in the future, it will be possible and ----- permitted by law for THE SECOND PARTY to own the ----- BUILDING includes THE LAND where on it the buildings ---- being constructed, so then THE FIRST PARTY herewith ---- states to give the Right to Option to transfer juridical

without any payment the BUILDING including THE LAND to --
THE SECOND PARTY. -----

----- CHAPTER 13. -----

- This Right of Rental which is received by THE SECOND --
PARTY based on this Agreement, will only possible to ----
extend as far as it is not against any prevailed -----
regulation/law of Indonesia, includes but not limited ---
concerning the regulation of Immigration. -----

- Otherwise THE FIRST PARTY to sell the land and/or ----
building against market related price and transfer the --
revenue to THE SECOND PARTY. -----

----- CHAPTER 14. -----

- This Agreement constitutes an not separable part of the
Agreement made before me, notary, dated today, -----
Number . -----

----- CHAPTER 15. -----

- In relation with this Agreement and with all its -----
application impacts, THE FIRST and THE SECOND PARTY, has
mutually chosen general and permanent domicile at the ---
Registered Office of the District Court of Singaraja. ---

----- IN WITNESS WHEREOF -----

-- This deed has been drafted as minutes and executed in
Singaraja on the day and date mentioned in the -----
preamble of this deed, in the presence of: -----

1. Mr. born in Tukad Mungga dated the ----
05-12-1967 (fifth of December one thousand nine -----
hundred and sixty seven), residing at Dharma Yadnya --
sub Village, Tukad Mungga Village, District of -----
Buleleng, Buleleng Regency, holder Identity card ----
Number: 5108060512670001, issued by authorized -----
instance; -----

2. Mrs. , born in Singaraja dated the ----

11-11-1979 (eleventh of November one thousand nine ---
hundred and seventy nine), residing at Asrama Kompi B-
Banyuning Utara, Banyuning, District of Buleleng, ----
Buleleng Regency, holder identity card -----
Number: 5108065111790006, issued by authorized -----
instance; -----
- both assistants of the Notary, residing in Singaraja, -
known to me, as witnesses. -----
-- This deed after having been duly read, known, and ----
understood its contents by the appearers, and witnesses,-
was immediately initials on each pages and signed by the-
appearers, witnesses and me, Notary. -----
-- Executed