HAVENSTAD PROPERTY MANAGEMENT B.V.

Residential Lease Agreement

Fixed-term tenancy contract · 1016 GW Amsterdam, Netherlands

AWAITING SIGNATURE

Agreement No.	**AMS-2026-0473**
Date of issue	**18 June 2026**
Place	**Amsterdam**

This Residential Lease Agreement is entered into on 18 June 2026 at Amsterdam, between **Havenstad Property Management B.V.** (the "Landlord") and **Daniel Okonkwo** together with **Sophie Laurent** (jointly the "Tenant"), who agree to let and rent the property described below on the terms and conditions that follow.

The Parties

LANDLORD — LESSOR

Havenstad Property Management B.V.

Represented by	Annelies de Vries, Lettings Manager
Registered office	Keizersgracht 412, 1016 GC Amsterdam, Netherlands
Email	beheer@havenstadpm.nl
Telephone	+31 20 624 8810
Registration	KvK 58231947 · VAT NL8231.94.700.B01

TENANT — LESSEE

Daniel Okonkwo

Co-tenant	Sophie Laurent
Current address	Bilderdijkstraat 56-2, 1053 KP Amsterdam
Email	daniel.okonkwo@gmail.com
Telephone	+31 6 14 28 90 35
Identification	Passport P8821547NL

The Property

Prinsengracht 287-B

1016 GW Amsterdam, Netherlands

PROPERTY TYPE
Upper-floor canal apartment, 2 bedrooms

FLOOR AREA
78 m²

FURNISHING
Fully furnished

ENERGY RATING
Energy label B

PARKING / STORAGE
Resident bicycle storage

INVENTORY
Inventory & condition report attached as Appendix A

Term, Rent & Deposit

MONTHLY RENT

€1,850.00

plus €145.00 service charge

SECURITY DEPOSIT

€3,700.00

Equivalent to two months' base rent

LEASE TERM

12 months

01.07.2026 – 30.06.2027

Base monthly rent	**€1,850.00**
Service & utility charge	**€145.00**
Total payable each month	**€1,995.00**
Security deposit (held)	**€3,700.00**

First payment due 25 June 2026 **€5,695.00**

RENT DUE DATE
1st of each calendar month

PAYMENT METHOD
SEPA monthly transfer

ACCOUNT (IBAN)
NL91 ABNA 0417 1643 00

NOTICE PERIOD
2 calendar months

Terms & Conditions

1 **Use of the Premises**

The Property shall be occupied solely as the private principal residence of the Tenant and the named co-tenant, with a maximum of two permanent occupants. Use of the Property for any commercial, professional or short-stay holiday-rental purpose is expressly prohibited.

2 **Rent & Service Charge**

The total monthly amount set out in the financial summary above is payable in advance, without deduction or set-off, on the rent due date stated. A late-payment charge of €25 becomes due on any amount still outstanding five days after the due date.

3 **Security Deposit**

The security deposit is held by the Landlord as protection against unpaid rent, damage and breach of this Agreement. It will be refunded within 30 days of the Tenant vacating, less any sums lawfully due, and may not be applied by the Tenant towards rent.

4 **Utilities**

The Tenant shall arrange and pay for electricity, gas, water and internet or television services. The monthly service charge covers the building owners' association (VvE) contribution, communal cleaning and stairwell lighting.

5 **Maintenance & Repairs**

The Tenant is responsible for minor day-to-day maintenance and for keeping the Property clean and properly ventilated. The Landlord is responsible for structural repairs and major installations, save where damage results from the Tenant's negligence.

6 **Alterations & Décor**

No structural alterations, fixed installations or redecoration affecting the Property may be carried out without the Landlord's prior written consent. Approved changes must be reversed on departure unless agreed otherwise in writing.

7 **Subletting & Assignment**

The Tenant may not sublet, share, assign or part with possession of the whole or any part of the Property, whether through an online platform or otherwise, without the Landlord's prior written consent.

8 **Pets**

No animals may be kept at the Property without the Landlord's prior written approval. Recognised assistance animals are permitted to the extent required by applicable law.

9 **Insurance**

The Tenant shall take out and maintain household contents and third-party liability insurance for the full duration of the tenancy and provide proof of cover on the Landlord's reasonable request.

10 **Condition & Inspection**

The Property is let in the condition recorded in the inventory and condition report (Appendix A). The Landlord, or its appointed agent, may inspect the Property at reasonable times on at least 24 hours' prior notice.

11 **Termination & Handover**

This is a fixed-term tenancy ending on the date stated above, subject to the notice period set out in this Agreement. On termination the Tenant shall return all keys and leave the Property clean and in its original condition, fair wear and tear excepted.

12 **Governing Law & Jurisdiction**

This Agreement is governed by the laws of the Netherlands. Any dispute arising from or in connection with it shall be submitted to the competent court of the Amsterdam District (Rechtbank Amsterdam).

Signed by the parties as a legally binding agreement on the date and at the place stated above. Each party confirms receipt of a counterpart of this Agreement together with Appendix A.

THE LANDLORD

Annelies de Vries, Lettings Manager

for and on behalf of Havenstad Property Management B.V.

Place & date: Amsterdam, _____

THE TENANT

Daniel Okonkwo

Co-tenant: Sophie Laurent

Place & date: Amsterdam, _____

Page initials — Landlord: _____ Tenant: _____