LEASE AGREEMENT

In the municipality of _____, Puerto Rico, today, the ____ day of ____**, 202_**.

APPEARING

FIRST PARTY: ELITE LUX, Inc., represented by its owner, Muhammad Muhammad, of legal age, single, and a resident of Bayamón, Puerto Rico, with full capacity and knowledge to execute this act. Hereinafter referred to as **"THE LESSOR."**

SECOND PARTY: _____, of legal age and resident of _____, Puerto Rico, hereinafter referred to as **"THE LESSEE."**

The parties freely and voluntarily AGREE to enter into a lease agreement subject to the following:

TERMS AND CONDITIONS

FIRST:

This contract shall have a duration of _____, beginning on the date of execution and delivery of this document, and ending upon the return of the property herein described.

SECOND:

The LESSOR agrees to lease the motor vehicle described as: _____ for the period indicated above, without granting any additional rights and subject to all clauses and conditions stated herein. Said term shall be subject to the possibility of sale of the property by the LESSOR.

THIRD:

The total payment for this lease is the amount of $_____.

FOURTH:

The rental fee indicated herein shall be paid to the LESSOR at the time this document is signed by the interested parties. The method of payment shall be agreed upon prior to signing this contract.

FIFTH:

The LESSEE acknowledges receiving the leased property in good condition, suitable for its proper use and consistent with its nature. The LESSEE commits to returning the motor vehicle in the same condition in which it was delivered and in compliance with the terms of this contract.

SIXTH:

The LESSEE agrees to care for and maintain the leased property as a prudent and reasonable person would. The LESSEE agrees to be responsible for any infractions or damages caused to the motor vehicle while it is in their possession under this agreement.

SEVENTH:

The LESSEE shall make no alterations of any kind to the motor vehicle.

EIGHTH:

The LESSEE agrees to comply with the laws of the Commonwealth of Puerto Rico and all applicable traffic laws, as amended. The LESSEE agrees not to use the leased property for any purpose other than those permitted by law and expressly states that the motor vehicle will be used only for purposes consistent with its nature.

NINTH:

Failure by the LESSEE to comply with any clause herein, including failure to pay the rental fee, shall constitute sufficient cause for the LESSOR to terminate this lease agreement.

TENTH:

The LESSEE shall not sublease, assign, or transfer the motor vehicle described herein, nor any interest in this contract, in whole or in part, without the prior written consent of the parties.

ELEVENTH:

The LESSEE shall not use, occupy, or allow the leased property to be used for any business or activity, legal or illegal, other than use as a transportation vehicle consistent with its nature. The LESSEE shall not engage in any act, practice, or conduct that may cause damage to the leased property or any other surrounding property, including but not limited to smoking inside the vehicle.
The LESSEE agrees that violating this clause will result in the forfeiture of 70% of the security deposit. Likewise, the LESSEE agrees to pay a penalty of **$350.00** to cover interior damage caused by such violation.

TWELFTH:

The LESSEE shall not engage in any act that may negatively affect traffic safety or endanger life or property during operation of the vehicle. The LESSEE shall not engage in or allow family members or companions to engage in conduct that is immoral, unlawful, or constitutes a nuisance, threat, danger, or risk to the general public. The LESSEE shall maintain the leased property clean and free of waste, in compliance with the law. Violation of this clause may also result in immediate termination of this contract.

THIRTEENTH:

The LESSEE shall not make improvements, structural or physical alterations, internal or external, of any kind to the leased vehicle without the prior written consent of the LESSOR.
The LESSEE acknowledges that the LESSOR maintains monitoring systems for the use of the vehicle. Accordingly, the LESSEE agrees not to engage in speeding, racing, or conduct that damages vehicle components such as tires, valves, brake pumps, water pumps, among others.
Violation of this clause may result in cancellation of the lease agreement in its entirety and full forfeiture (100%) of the security deposit.

FOURTEENTH:

The LESSEE shall pay the cost of replacing lost keys and changing locks.

FIFTEENTH:

The LESSEE agrees to cover any extraordinary expense arising from misuse, improper handling, or negligence in operating the leased vehicle. The LESSEE agrees to pay litigation expenses, court costs, and attorney fees if legal action becomes necessary involving the parties and the vehicle.

SIXTEENTH:

The LESSEE agrees to comply with state and federal laws, when applicable, and the regulations related to the use of motor vehicles within the jurisdiction.

SEVENTEENTH:

Upon expiration of this contract, if a new written lease agreement is not executed, the LESSEE shall immediately return the leased property to the LESSOR in the same condition as delivered and in clean condition.

EIGHTEENTH:

The security deposit will not be refunded under any circumstances if the LESSEE fails to return the motor vehicle in the same condition in which it was delivered.
The LESSOR will perform an inspection after the vehicle is returned and notify the LESSEE of any defects or damages found.
The LESSEE agrees to return the vehicle washed; failure to do so will result in a **$50.00** penalty for cleaning service.
Additionally, the LESSEE agrees to pay a **$350.00** penalty for stains or marks found inside the vehicle.

NINETEENTH:

The LESSOR shall not be responsible for any damages suffered by the LESSEE and/or third parties in the leased property due to any cause or negligent action.

TWENTY-FIRST:

This contract shall be governed by the laws of the Commonwealth of Puerto Rico and all matters relating to proper care and good-faith conduct.

TWENTY-SECOND:

No modification shall be valid unless made in writing and signed by both parties, specifically referencing the subject being amended.

TWENTY-THIRD:

The LESSEE agrees to immediately notify the contact number provided of any matter that occurs while operating the leased motor vehicle.

TWENTY-FOURTH:

This contract constitutes the entire agreement between the parties and supersedes any prior agreement, verbal or written.

IN WITNESS WHEREOF, the undersigned accept this contract, having found it to reflect their intentions, and promise faithful compliance with all its terms and conditions. They initial each page and sign the final page. Any modification must be made in writing and signed by the same parties.

SIGNATURES:

LESSOR
SIGNATURE: _____

EMAIL: _____

PHONE: _____

LESSEE
SIGNATURE: _____

EMAIL: _____

PHONE: _____