

# Lease agreement

## Headnote

### (1) Objects of lease

Name	Nya-on
location	

### (2) Contract period (more than the period specified by Osaka City Ordinance {2 nights and 3 days})

Beginning	From the	year	month, and	day	time
End of term		year	month, and	day	

### (3) Rent

Rent	yen
Payment deadline	The day after your stay
Payment Methods	Credit cards only

### (4) Lessor and management company

Lender (Company name and representative)	Address: 〒531-0072 Osaka Prefecture, Osaka City, Kita Ward, Toyosaki 6-10-16 Name Y.K. Labo LLC Representative: Yoko Seto
Managed by (Company name and representative)	Address: 〒 Nama

### (5) Tenant and cohabitant (in the case of multiple persons, all of them are listed)

Tenant	Address: 〒 Name Contact Information
Housemates	Address: 〒 Name Contact Information

In order to certify that the following lessor (Party A) and lessee (Party B) have entered into a lease agreement for the Property as described above, they shall prepare two copies of this Agreement, and each shall have one copy of the Agreement with their names and seals.

Lessor (A) Name Mark (or signature)

Tenant (B) Name Mark (or signature)

## Terms and conditions of a lease contract

### (Conclusion of Contract)

Article 1 Lessor (hereinafter referred to as "A") and the lessee (hereinafter referred to as "you"). The object of the lease described in (1) of the head (hereinafter referred to as the "Property"). The lease agreement (hereinafter referred to as the "Agreement") is subject to the following provisions. ) was concluded.

### (Contract Period)

Article 2 The term of the contract shall be as described in (2) of the head.

2. This Agreement shall be terminated upon the expiration of the period stipulated in the preceding paragraph and shall not be renewed.

### (Purpose of use)

Article 3 The User shall use the Property only for the purpose of staying at the Facility, and shall not use it for business activities, etc.

### (Rent)

Article 4 The User shall pay the rent to the First Party in accordance with the description in (3) of the Head.

### (Elimination of Antisocial Forces)

Article 5 Party A and Party B shall each guarantee to the other party the following matters.

- (i) If you are an organized crime group, a company related to an organized crime group, a corporate racketeer, or a person equivalent thereto, or a member thereof (hereinafter collectively referred to as "anti-social forces"). It is not.
- (ii) The Company's officers (employees, directors, executive officers, or equivalent persons who execute business) are not anti-social forces.
- (3) Do not allow anti-social forces to use your name and conclude this contract.
- (4) Do not use yourself or a third party to engage in any of the following acts:
  - (a) Acts that use threatening words or actions or violence against the other party
  - (b) Acts that interfere with the business of the other party or damage the credibility of the other party by using fraudulent means or force.

### (Prohibited or Restricted Acts)

Article 6 The User shall not transfer or sublease the leasehold right in whole or in part of the Property.

- 2. The User shall not expand, renovate, relocate, remodel or redecorate the Property, or install any structure on the premises of the Property.
- 3. When using the Property, the User shall not engage in any of the following acts:
  - (i) Manufacture or store firearms, swords, or dangerous items of bomb or flammable nature.
  - (ii) Carrying in or equipping large safes and other heavy items, etc.
- (3) Flushing liquids that may corrode drainage pipes.
- (4) Operate a television, stereo, etc., or play a piano at a high volume.
- (5) Keeping animals that are clearly a nuisance to the neighborhood, such as wild animals and poisonous snakes.

- (6) Providing the Property as an office of an anti-social force or other base for activities.
- (vii) In the Property or in the vicinity of the Property, the User behaves in a particularly crude or violent manner, or shows bravado, causing anxiety to nearby residents or passers-by.
- (8) Allowing anti-social forces to reside in the Property, or repeatedly and continuously allowing anti-social forces to enter and exit.
- (9) If there is a common area such as stairs or corridors, place items in that area.
- (10) If there is a common area such as stairs or corridors, advertising materials such as signboards and posters shall be displayed in such areas.
- (11) Keeping dogs, cats, and other animals other than ornamental birds, fish, etc., that are clearly not likely to cause trouble to the neighborhood.

(Repairs during the contract period)

Article 7 The First Party shall carry out the necessary repairs for the use of the Property by the User. In this case, the cost required for repairs necessary due to the intention or negligence of the User shall be borne by the User.

- 2. In the event that the First Party carries out repairs pursuant to the provisions of the preceding paragraph, the First Party shall notify the Second Party to that effect in advance. In this case, the User may not refuse to carry out the repair unless there is a justifiable reason.

(Termination of Contract)

Article 8 In the event that the User breaches any of the following obligations, the First Party may terminate this Agreement if the obligation is not performed within the period of time when the First Party has requested the performance of the obligation within a reasonable period of time.

- (ii) Obligation to pay rent as stipulated in Article 4

- (3) Obligation to bear expenses stipulated in the second sentence of Paragraph 1 of the preceding Article

- 2. In the event that the User breaches any of the following obligations, the First Party may terminate this Agreement if it becomes recognized that it is difficult to continue this Agreement due to the breach of such obligations without the performance of such obligations within that period, despite the fact that the First Party has requested the performance of such obligations for a reasonable period of time.

- 1. Article 3 に規定する本物件の The purpose of use shall comply with the observance

- (ii) Obligations stipulated in each paragraph of Article 6 (excluding those related to the acts listed in Items 6 to 8 among the obligations stipulated in Paragraph 3 of the same Article). )

- (3) Other obligations of the User as stipulated in this Agreement

- 3. In the event that any of the following applies, either Party A or Party B, the other party may terminate this Agreement without any notice.

- (i) When it is found that the facts are contrary to the commitments in each item of Article 5

- (ii) In the event of an act listed in Article 6, Paragraph 3, Items 6 to 8

(Termination from the User)

Article 9 The User may terminate this Agreement by making a request to the First Party to terminate the contract at least before the commencement of use of the Property.

- 2. The User shall not cancel the contract for a period less than the period stipulated in Article 2, and in the event

of cancellation, the rent equivalent to less than 2 nights and 3 days will not be refunded.

(Surrender)

Article 10 The User shall vacate the Property immediately after the termination of this Agreement. In this case, the User shall restore the Property to its original state, excluding wear and tear caused by normal use.

2. At the time of surrendering the Property, the First Party and the Second Party shall discuss the contents and methods of restoration to the original condition to be carried out by the User in accordance with the provisions of the latter part of the preceding paragraph, including such special contract if a special contract was stipulated at the time of the contract.

(Entry)

Article 11 The First Party may enter the Property with the prior consent of the User when it is particularly necessary for the fire prevention of the Property, the preservation of the structure of the Property, the management of sanitation, or any other management of the Property.

2. Unless there is a justifiable reason, the User may not refuse entry to the Company pursuant to the provisions of the preceding paragraph.
3. In the event that it is necessary to prevent the spread of fire due to fire or in other urgent cases, the First Party may enter the Property without obtaining the prior consent of the Second Party. In this case, if the First Party enters the premises during the absence of the Second Party, the First Party shall notify the Second Party to that effect after the entry.

(Discussion)

Article 12 In the event that any matter not stipulated in this Agreement or any doubt arises regarding the interpretation of the provisions of this Agreement, the First Party and the Second Party shall discuss and resolve the matter in good faith in accordance with the Civil Code and other laws and regulations, regulations, and practices.

(Special Clauses)

Article 13 In addition to the provisions of the preceding Articles, the special provisions of this Agreement shall be as follows.

A:	Mark
B:	Mark

- cohabitant

[illegible]