

賃貸契約

Lease Contract

Contract

Harm

(一)Object of lease (Building N. -072265-)

commitment thing	Name name	Maison Marcin					Room No.	502		
	Location	2 6-6 Iwafuchi-cho, Kita-ku, Tokyo, Japan								
	structure	Reinforced concrete					7 floors	Type	Apartment house (Condominium)	
Dwellings	question	Western 6 tatami mats, Western 4.5 tatami mats, DK 5 tatami mats					floor space	Approx. 39. 20 marrow		
	kitchen	having	dedicated	gas burner	having	fly coffee	Bathroom	having	Private (separate from toilet)	
	washbasin	having	Independent washstand	toilet	having	Dedicated (flush)	hot water	having	gas	
2) Contract Term and Termination Notice Period										
beginning	period	g	April 30, 20 22.		from (e.g.			supply	g	
ending	air-	having	Air-conditioning and heating units		time, place, numerical	2 years 0 months		extension of time for giving notice of termination (e.g. of a contract)		
(3) Rent, etc.	Reconditioning and heating facilities	having	Rent (monthly)		90,000 yen value, etc.)					
the end period			2. 04/24/29/2012		(an extension of time)			2 months ago		
	potable water	having	public management		electrified			Drainage	having	
		g						vi	ng	
	gas	having	city		*The calorific value of city gas may vary by region.					
		vin								
		g								
e	parking lot	Number of			counter for machines, incl. Dist.	renewal fee	New rent for one month			
m					vehicles	更新事務手数料	suffix for names of swords, armour, musical instruments, etc.			
Method of payment		units	The contract shall be in accordance with Chapter 2, Article 4 and Article 5 of the EPOS Terms and Conditions of the Replacement Payment Agreement.							
Monthly rental fee		1.	suffix for names of swords, armour, musical instruments, etc.		District		Monthly parking fee	suffix for names of swords, armour, musical instruments, etc.		
separate specification fully	payee	Name of Financial Institution			Branch name					
		Account type			account number (bank, etc.)					
		account holder			(7 rical "na)					
where to										

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(5) Tenants and occupants

{it principal E	(a) Principal location	4-23-23-203, St. Stickney-cho, Nishi-Tokyo-shi, Tokyo 2.2.00]5, Japan								
	Name	Wakako Kanno								
Resident Name			(family) relationship	age	Resident Name			(family) relationship	age	
(Conclusion of contract)			the person himself	42	The Lessor (hereinafter referred to as "A") and the Lessee (hereinafter referred to as "B") The lessor (hereinafter referred to as "A") and the lessee (hereinafter referred to as "B")			The Lessor (hereinafter referred to as "A") and the Lessee (hereinafter referred to as "B") shall enter into a lease agreement similar to the one set forth below with respect to the subject matter of the lease		
Article 2. Gr an			hereinafter referred to as "the Property")	43	The Lessor (hereinafter referred to as "A") and the Lessee (hereinafter referred to as "B") have entered into a lease agreement (hereinafter referred to as the "Agreement") with respect to the subject matter of the lease (hereinafter referred to as the "Property") in accordance with the following provisions			The following is a summary of the terms and conditions of the lease agreement.		

(Contract term)

- Article 2. The term of the contract shall be as stated in the initial clause (2), and if there is no written notice from Paygate to terminate the lease contract due to expiration of the term before the same period of notice of termination as stated in the initial clause (2) from the expiration date of the term, or if there is no renewal refusal from the First Party by 6 months before the expiration of the term, then the renewal shall be effective as of the expiration date of the term. If no notice is given in accordance with the provisions of Article 2, Paragraph 1 of the Agreement (hereinafter referred to as the "Agreement"), the Agreement shall be renewed for a further period of time from the day following the expiration of the Agreement, and the same shall apply thereafter.
2. If a renewal fee is stated in (3) of the initial agreement, Paygate shall pay the amount stated in the initial agreement to the LICENSEE, regardless of the type of renewal.
3. If a renewal administration fee is indicated in the initial statement (3), JQA shall pay the fee to the person who conducts the renewal procedure, regardless of the type of renewal.
4. If the LICENSEE requests the LICENSEE to prepare and submit a renewal agreement and documents for any type of renewal, the LICENSEE shall submit the renewal agreement and documents to the LICENSEE.
- This shall be complied with.

(Purpose of use)

- Article 3. The SUPPLIER shall use the Property for residential purposes only. However, this shall not apply if the First Party specifically agrees to the use of the Property for another purpose in conjunction with the residence in the special provisions of Article 22.

(Rent)

- Article 4. Paygate must pay the rent to the First Party in accordance with the provisions of (3) above. In the case of a rent transfer, the transfer fee shall be borne by the SUPPLIER.
2. The rent for a period of less than one month at the time of moving in shall be a pro-rated amount based on the number of days in that month.
3. (1) The First Party may revise the rent upon consultation with the Second Party in the event that any of the items of the blow fall under any of the following items. (－) In the event that (a) When the rent has become unreasonable due to an increase or decrease in taxes or other burdens on the land or building, (2) When the rent becomes inadequate compared to the rent of neighboring buildings of the same type, or when the rent becomes inadequate due to other changes in economic circumstances, (3) (iii) When the LICENSEE makes improvements to the common facilities, the site, etc. of the Property.

(4) Lessor and management company

(Common expenses)

Article 5 JQA shall pay to the LICENSEE the utilities, water and sewerage usage fees, cleaning fees, etc. (hereinafter in this Article referred to as "maintenance and management prostitution") necessary for the maintenance and management of the common areas such as stairways and corridors. The tenant shall pay to Kougyou the common-area maintenance and management fees (hereinafter in this article referred to as "maintenance and management fees"). In the case of transferring the common service charges, the transfer fee shall be borne by the Second Party.

loan	Address	THE-0041 2 6-6 Iwafuchi-cho, Kita-ku, Tokyo Maison Maliresin 1F		
landlord	Name	Koyama Sake Brewery Co.		
H Hqal Ri	Address	mail		
	Mr			
Managemen t Company	Address	Akabane, Kita-ku, Tokyo 3-12, Aka b a n e Ekimae Building, Akabane, Kita-ku, Tokyo, Japan		
	Name	Kabushiki Kaisha Nedo April Akabane	T E L	03-3903-9241
Management Company	Address	mail		
)_C		TEL	

2. The common expenses mentioned in the preceding paragraph must be paid in accordance with the description in the headnote (3).
- 3_ The amount of the common-interests for a period of less than one month at the time of moving in shall be calculated on a pro-rata basis based on the number of days in the relevant month.
- 4_ The LICENSEE may, with the consent of JQA, revise the common-interest rate within the appropriate range when the common-interest rate becomes unreasonable due to an increase or decrease in maintenance costs.

(Money other than rent and common expenses)

Article 6. Incase there is any money other than the rent a n d common expenses stated in the head (3),the due date and the method of payment from the SUPPLIER to the LICENSEE shall be in accordance with the description in the head (3).

Sagin gold, etc.)

- Article 7. Paygate shall deliver to LICENSEE the security deposit or security money (hereinafter referred to as "Security Deposit, etc.") as security for the obligations arising out of this Agreement as set forth in the initial clause (3). (2) The SUPPLIER shall deliver to the LICENSEE the security deposit or security money (hereinafter referred to as "Security Deposit, etc.") as security for obligations arising from this Agreement.
2. If the SUPPLIER fails to perform any obligation arising from this Agreement, the LICENSEE may apply the security deposit, etc. to the repayment of such obligation. This

In such a case, Paygate shall make up the deficiency of the security deposit within 4 days from the date of receipt of the notice.

3. (2) Until the surrender of the Property, Paygate may not demand that the security deposit, etc. be used to repay said obligation.
4. Upon surrender of the Property, the First Party shall return the full amount of the security deposit, etc. to the Second Party without delay.

However, if, at the time of surrender of the Property, there exists any default of the obligations of the Second Party arising from this Agreement, including but not limited to, the amount of the security deposit, cancellation, depreciation, etc., rent arrears, unpaid rent for restoration to the original condition excluding wear and tear resulting from normal use, or any other default, the Second Party shall return the balance of the amount of those obligations, after deducting the amount of the security deposit, etc. from the security deposit, etc. (2) The amount of the security deposit, etc. shall be refunded.

5. The LICENSEE shall clearly indicate to JQA the breakdown of the amount of debts to be deducted as mentioned in the preceding paragraph.

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(key money)

Article 8. The Bidder shall pay to the LICENSEE the amount of the key money as stated in (3) above, and the BIDDER may not demand the return of the key money from the LICENSEE even if this Agreement is terminated.

(Prohibited or restricted activities)

Article 9. Paygate shall not assign or sublease the leasehold of the Property, in whole or in part, without the written consent of LICENSEE. Second Party shall not extend, reconstruct, relocate, or remodel the Property, or construct any structures on the Property without the written consent of the First Party. Installation shall not be conducted.
3. (2) In using the Property, the SUPPLIER shall not engage in any of the acts listed in `Appendix Table 2.
4. In using the Property, the SUPPLIER shall not engage in any of the activities listed in Schedule 2 without the written consent of the LICENSEE.
5. 5. Upon using the Property, the SUPPLIER shall notify the LICENSEE if any of the items listed in Appendix Table 3 applies to it.

(Repairs during occupancy)

Article 0. The LICENSEE shall make repairs necessary for the use of the PROPERTY by the SUPPLIER, except for the repairs listed in Schedule 4. In this case, any repairs necessitated by the Second Party's willful act or negligence shall be borne by the Second Party, and the LICENSEE may charge the Second Party for the cost of such repairs.
2. In the event that the LICENSEE performs repairs in accordance with the provisions of the preceding paragraph, the LICENSEE shall notify JQA of such fact in advance. In this case, the SUPPLIER shall , No refusal to carry out such repairs may be made except for justifiable reasons.
3" If the SUPPLIER finds any part of the Property in need of repair, the SUPPLIER shall notify the LICENSEE of such fact and discuss the necessity of repair.
4. (2) JQA may repair the Property only when JQA notifies the LICENSEE in writing in advance, specifying the repair points, the necessity of repair and the estimated repair cost, and obtains the LICENSEE's consent to such repair, or when there are urgent circumstances. However, the "repair" that Paygate can perform here shall be limited to small-scale repairs, and large-scale repairs or additions and renovations to the earthquake-resistant construction frame, etc. shall be limited to small-scale repairs. It shall not be included.
5. (2) The SUPPLIER may carry out the repairs listed in Annex 4. If the SUPPLIER performs repairs on its own, the SUPPLIER shall bear the cost of the repairs and shall not be required to notify the LICENSEE or obtain its consent.

(Cancellation of contract)

Article 2. (1) In the event of breach by the SUPPLIER of any of the obligations listed in the subjoined paragraph, the LICENSEE may cancel this Agreement ` if the SUPPLIER fails to perform said obligations within a reasonable period of time despite the LICENSEE's having demanded performance of said obligations with a reasonable period of time specified.
(-) When the tenant has failed to pay rent for 3 months or more as stipulated in Article 4, Paragraph (2).
(2) (2) When a member fails to pay the common benefit for more than 3 months as stipulated in Article 5, Paragraph 2.
(3) In the event that Paygate does not bear the repair costs stipulated in the second sentence of paragraph (2) of the preceding article.
2. (2) The LICENSEE may terminate this Agreement in the event that the SUPPLIER falls under any of the items listed in (a) and (b) above, if the LICENSEE finds it difficult to continue this Agreement because of such fall under any of the items.
(-) When the obligation to comply with the purpose of use of the Property as stipulated in Article 3 is violated.
(2) (2) When the obligation stipulated in each paragraph of Article 9 is violated.
(3) (2) When the applicant has entered false information on the application form for moving into this property or has moved in by other dishonest means.
(4) When B or the resident is found to be a member of a crime syndicate or when B or the resident is found to be a person who has a certain relationship with a crime syndicate.

(5) (2) When the SUPPLIER violates any other obligation of the SUPPLIER stipulated in this Agreement.

(Termination by the First Party or Second Party)

Article-2. The SUPPLIER may terminate this Agreement by giving written notice of termination to the LICENSEE prior to the notice period stated in the initial clause (2).
2. Notwithstanding the provisions of the preceding paragraph, Paygate shall pay the daily rent for the notice period of termination as set forth in (2) above from the date of the request for termination (the "Rent after Termination of this Agreement").
(Including the amount equivalent to rent.) The parties may terminate this Agreement at any time by paying to the LICENSEE the amount equivalent to the rent (including the amount equivalent to the rent), at any time from the date of the application for termination until the date on which the notice period for termination set forth in (2) of the initial clause has passed.
3. (3) The request for cancellation under Paragraph (2) of this Article may not be withdrawn or cancelled without the LICENSEE's written consent.
4. If the LICENSEE terminates this Agreement for just cause during the term of the Agreement, the LICENSEE must notify the SUPPLIER in writing six (6) months prior to such termination.
In this case, the LICENSEE shall return the security deposit, etc. in full to the SUPPLIER, regardless of whether or not there is a security deposit, cancellation fee, or amortization of security deposit, etc. under this Agreement.

(Reduction of rent due to partial loss, etc.)

Article 3. In the event that a part of the Property is no longer usable due to loss or other reasons that are not attributable to JQA, JQA may demand a reduction of rent only after promptly notifying the LICENSEE in writing to that effect.
In the event of such a request, the LICENSEE and JQA shall consult with each other to determine the extent of the reduction, its duration, and any other necessary matters. In case of failure to give such notice, Paygate shall not be entitled to claim any reduction of rent for the period prior to the notice.
2" In the event that any part of the Property becomes unusable due to loss or any other reason, and the purpose for which the lease was made cannot be achieved solely by the existing portion of the Property, Paygate may cancel this Agreement.

(Delayed Ibane Nails

Article 4. In the event of delay in payment of any monetary obligation arising under this Agreement, the SUPPLIER shall pay to the LICENSEE a late payment penalty of 4.6% per annum on the amount of such obligation.

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(Standing)

Article 6. The LICENSEE may enter the Premises with the prior consent of the SUPPLIER when it is particularly necessary for fire prevention of the Premises, preservation of the structure of the Premises, or other management of the Premises.
2, Except for justifiable reasons, JQA may not refuse entry by the LICENSEE under the preceding paragraph.
3_ If the LICENSEE gives notice of termination in writing prior to the notice period for termination` and during the period between the date of arrival of such notice and the date of termination of this Agreement, the LICENSEE may enter the Property with the prior consent of the SUPPLIER` when the LICENSEE allows a person who intends to lease the Property or to acquire the Property to inspect the Property.
4,. The LICENSEE may enter the Premises without obtaining the prior consent of the SUPPLIER in the event that it is necessary to prevent the spread of fire or in other urgent cases. In this case, if the LICENSEE enters the Property when the SUPPLIER is not present, the LICENSEE shall notify the SUPPLIER to that effect after such entry.

(Joint Guarantor)

Article 7. The joint guarantor shall be jointly and severally liable with the SUPPLIER for the obligations of the SUPPLIER arising out of this Agreement, and the same shall apply when this Agreement is renewed.

shelf strainer)

Article 5. Second Party must surrender the Property by the time this Agreement is terminated (or immediately if this Agreement is terminated in accordance with the provisions of Article 2). In this case, the Second Party shall restore the Property to its original condition, except for wear and tear resulting from normal use and changes in the Property over time. However, restoration to the original condition shall not be required if the damage was caused by reasons not attributable to JQA.
2. When the Second Party surrenders the property as described in the first sentence of the preceding paragraph, the Second Party shall notify the First Party in advance of the date of surrender.
3. In the event of a delay in surrender, Paygate shall pay any damages incurred by the First Party for that period of time.
4. (2) The LICENSEE and JQA shall consult with each other on the details and method of restoration to the original condition to be performed by JQA in accordance with the provisions of the second sentence of Paragraph (2) of this Article. The LICENSEE and JQA shall consult with each other regarding the content and method of restoration to the original condition to be performed by JQA in accordance with the provisions of the second sentence of paragraph 2.
5. Upon surrendering the Property, the Second Party shall not claim from the First Party the purchase of various structures and equipment, etc., even if they were installed for its own guest use with the First Party's consent.
6. The First Party may appropriate the security deposit, etc. to cover the expenses borne by the Second Party as stipulated in this Article. However, if the amount borne by the SUPPLIER exceeds the amount equivalent to the security deposit, the SUPPLIER shall promptly pay the deficiency.

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2.

The joint guarantor's liability under the preceding paragraph shall be limited to the maximum amount indicated on the sealed shelf.
3.

The principal of the obligation owed by the joint guarantor shall be `confirmed' upon the death of either Paygate or the joint guarantor.
4.

B (or B's heirs) must attach a new joint and several guarantor for the obligations under the lease for the period after the determination of the principal.
5.

Upon request from the joint guarantor, the LICENSEE shall provide the joint guarantor` without delay with information concerning all of the obligations of the Borrower to the LICENSEE, including the status of payment of rent and common expenses, the amount of arrears, the amount of compensation for damages, etc. The LICENSEE shall provide the joint guarantor with information concerning the status of payment of rent and common expenses, etc.
6.

Revision of rent, etc.` In the event that Kou and BOTH parties agree to change the terms of the lease upon consultation, BOTH parties shall obtain the consent of the joint guarantor before the agreement is reached.

(Rent liability guarantee company)

In the case of using a guarantee provided by a rent guarantee company (in the case of concluding a contract with a rent guarantee company designated by the LICENSEE), the contents of the guarantee provided by the rent guarantee company shall be as separately stipulated, and the LICENSEE and JQA shall take the necessary procedures to use said guarantee at the same time as this contract. The first party and the second party must take the necessary procedures to use such guarantees at the same time as this contract.

2^ All the necessary yrose required for the contract with the rent obligation guarantee company in the preceding paragraph shall be borne by the Second Party, and the Second Party shall not be liable for the rent obligation guarantee company until the expiration of this contract.

The contract shall continue.

3_ If, during the continuance of this agreement, the rent obligation guarantee company mentioned in the preceding clause should go through bankruptcy, liquidation, corporate reorganization, or other proceedings` and become unable to guarantee rent obligations to the LICENSEE, JQA shall, without delay, enter into a rent guarantee or other agreement with a new rent obligation guarantee company designated by the LICENSEE.

The cost of such new guarantee contract shall be discussed between the LICENSEE and the SUPPLIER.

(Termination of contract due to natural disaster, etc.)

Article 9. This Agreement shall terminate in the event that the entire Property is lost or damaged due to a natural disaster or other cause beyond the control of the LICENSEE, and the use of the Property becomes impossible. In this case, the SUPPLIER shall not claim any money from the LICENSEE, regardless of the name of the claim.

(Discussion)

Article 20. The LICENSEE and the SUPPLIER shall consult a n d settle in good faith, in accordance with the Civil Code and other laws, regulations and practices, any question arising from matters not stipulated in this Agreement or from the interpretation of any provision of this Agreement.

(Special agreement regarding exclusion of anti-social forces such as organized crime groups)

- Article 2.

The First Party and the Second Party shall make a firm promise to t h e other party to each of the following items.
- (一)

E or its officers (employees, directors, executive officers, or persons equivalent thereto who execute business) (2) E or his/her officers (employees, directors, executive officers, or persons equivalent thereto) are not a `boryokudan`, `boryokudan-related company`, `general meeting house`, or persons equivalent thereto, or a member or quasi-member thereof (hereinafter collectively referred to as `anti-social forces`). (2) The person is not an "Anti-Social Force".
- (2)

The company itself must be a corporate entity and antisocial forces must not be substantially involved in the management of the corporation.
- (3)

Not to use antisocial forces for oneself or for a third party.
- (4)

Not to provide funds, etc., or to provide favors, etc., to antisocial forces, or to otherwise be involved in such activities.
- (5)

(iii) The company shall not have any socially reprehensible relationship or other close relationship with antisocial forces.
- (6)

Not to allow antisocial forces to use its own name to enter into this agreement.
- (7)

Do not use yourself or a third party to do the blowing.
- (a)

Using fraudulent, threatening, or abusive language or conduct against the other party.
- (a)

An act of obstructing the other party's business or damaging the other party's credibility by using deceptive means or force.
- 2)

(viii) Paygate shall not engage in any of the acts listed in the following items when using the Property: "(一) Use the Property as an office or other base of activities of antisocial forces".
- (2)

(iii) By using extremely coarse or abusive language or behavior, or by showing brashness, at the Property or in the vicinity of the Property, the LICENSEE, other lessees` or other parties to the leasehold interest shall be liable to pay the rent.
- (2)

To cause anxiety to residents or passersby in the vicinity.
- (3)

(iii) To allow antisocial forces to occupy the Property, or to allow antisocial forces to enter and exit the Property on a repetitive basis.
- (4)

Assigning or subleasing the right to lease all or part of the Property to anti-social forces.
3.

(1) If either the First Party or the Second Party falls under any of the following items, the other party may terminate this Agreement without any notice. (一) When it is found that there is a fact that violates the assurance in Paragraph (一).
- (2)

(iii) If he or she or his or her officers fall under the category of antisocial forces after the conclusion of the contract.
- (3)

(3) When a person commits any of the acts listed in each item of Paragraph 2.

In order to certify that the Lessor (A) and the Lessee (B) have confirmed and agreed to the terms and conditions of this lease agreement, as well as the covenants and special conditions, and have entered into a lease agreement for the Property, two (2) copies of this agreement have been prepared, each signed and sealed by both parties, and each copy is held by both parties.

In addition, the handling company shall retain a copy of this agreement.

Date of Contract A.D. } here		Harvest moon roaring day in 2012	
Lender(s)	living (after past form of a verb) was just doing	alt-00w Kaoru Kyoto Kita-ku Iwafuchi "26 shoes	
	he name	Koyama Sake Kyoiku Kabushiki Honor祇 代神鐵 ケい	
	total	(15) P-joints with a seal	
agent for landlord	Address		
	he name	(El-1')	
	TEL		

(A) Lord (B)	residence address	The "A" in the "A" is the name given to the "A" in the "B" , and the "A" is the name given to the "B" in the "C".喜	
	name name (Company name and representative)	depression pavement, heat, and lack of courage LEE}	
	TEL	00DD~mutual forgetting ku" ku	
Use of Soap and Guaranty Company <Guarantee Company: <Security Company		Who is it? tanka logi	sea olemn
	living (after	The first step is to make sure that the work is done correctly.ト 版 "	

Appended Table 3 (Re: Article 9, Paragraph 5)	(Matters requiring notice by the borrower to the lender)
一 . When a new relative by birth is added to the resident listed in head harm (5).	
2. when the tenant is away from the property for a continuous period of more than one month.	
(3) When there is a change in the name of JQA, or when there is a change in the address or name of the joint guarantor.	
When the joint guarantor dies` or when Paygate or the joint guarantor files for bankruptcy, etc., or when such petition is filed.	
5. When the Property is damaged or threatened to be damaged.	
6. any other matters designated by KT.	

intermediary



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Appended Table No.1 (Re: intermediary	
Trade Name	商号
Name of Manufacturer of firearms, swords, or explosive or inflammable dangerous articles, etc. mark	
Representative of storage of firearms, knives, or dangerous articles with explosive or ignition properties.	Mark
Main Office in or equipping large safes or other heavy items, etc.	免許証番号
License number	免許年月日
Date of operating TV sets, stereos, etc. or playing the piano, etc., at high volume.	
5. keeping animals that are clearly a nuisance to the neighborhood, such as "rabid animals" and "poisonous snakes".	
Keeping animals that are clearly a nuisance to the neighborhood. Subordinate offices and their names	
(Able Akabane Branch	
3F Akabane Akabane Ekimae Bldg. 3-3-1 Akabane, Kita-ku, Tokyo	
7. to act in a manner that is disruptive to the order of communal life.	
8. to place items in common areas such as stairways and corridors` or to post signs, posters, or other advertising materials.	
9. Use of the Property as a residence for residential accommodation business (So-called "minpaku") (4/ 4)	
10. to be involved in the use and sale of dangerous drugs or narcotics. 11. involving the use of the property for criminal activities such as special fraud, or for use in adult entertainment businesses	name mark
Appended Table 2 (Re: (Tokyo) No. 270249	
Registratio	Registratio
(5) The resident who is described in the initial paragraph (5) shall be newly added to the resident`s relatives (except for births) and persons other than relatives. (5) Add new relatives (excluding births) and persons other than relatives to the resident to be listed in the headings.	Number
2~ To redecorate or otherwise modify the Property.	
3. changing the joint guarantor.	
Animals such as dogs and cats other than small crows, fish, etc. for ornamental purposes that are clearly not a nuisance to neighbors (Appendix)	
(excluding animals listed in item (v)) (2) The keeping of animals (excluding those listed in item (v))	
5. bringing in a piano, etc. and playing a piano, etc. (except for loud performances and performances during disturbing hours) (except for loud performances and performances during disturbing hours).	

Building N. 072265	Property Name Mairesin Room 502	Maison	Property Location 2 6 - 6 Iwafuchicho, Kita-ku, Tokyo	取引 № 0002-091964-0001
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Restoration to the original condition at the time of moving out List of burden classification for {O}na} (lessor) and {resident} (lessee) regarding restoration of the room at the time of moving out

Items to be borne by the tenant (lessee)			
part	(data) item	Contents	
floor	tatami mat	Cigarette burns (also on carpets and flooring)	
		Stains and mildew caused by staining from beverages, etc.	
		Discoloration of tatami mats due to failure to notify of rain leak	
	wooden floor (from flooring)	Scratches and dents on flooring caused by chairs with casters, etc.	
		Color fading of flooring (due to rain blowing in due to carelessness of the occupant, etc., or due to structural defects) (iii) Failure to notify the Company of leaks, etc.	
	carpet	Stains and mildew caused by spilled drinks, etc. on carpets	
	Other	Rust marks under refrigerator (tatami mats and flooring as well)	
		Scratches and scratches caused during the moving process (also applies to tatami mats and flooring)	
wall svarga (heaven-like realm visited as a stage of death and rebirth) well	Wall _ Cloth	Kitchen grease	
		Nail holes and screw holes in walls, etc. (drilled to hang heavy objects, to the extent that the base board needs to be replaced)	
		Mold and stains that have expanded due to condensation left unattended (care such as wiping off without notifying the lessor) and corrode the walls, etc.)	
		Cigarette smoke/smell	
		Water leaked from the air conditioner and corroded the wall because the tenant left it unattended.	
		Graffiti that cannot be removed by cleaning	
		ceiling	Traces of light fixtures directly attached to the ceiling
	ledge used for thatching	glass	Glass damaged by the resident
		Pillars etc.	Scratches and odors on pillars, etc. caused by breeding pets
Other		Fusuma (sliding doors), shoji (sliding doors), screen doors, etc. that have been broken or soiled by tenants	
counter for buddhas, gods, nobles, etc.			
facilities equipm ent	equipment	Damage to equipment due to improper daily care or usage violations (Damage to the bathtub caused by heating, failure of the water heater due to lack of cleaning for a long period of time, etc.)	
		Lost or damaged	

Items to be borne by {owner} (lessor)			
part	(data) item	Contents	
floor	tatami mat	Turn over tatami mats and change the surface of tatami mats (not particularly damaged, but done to secure the next occupant)	
		Discoloration of tatami mats (caused by leaks due to sunlight or building structural defects) *Except in cases where the lessee has failed to comply with its obligation to give notice.	
	wooden floor (from flooring)	Waxing of flooring	
		Color fading of flooring (caused by sunlight, leaks due to building structural defects, etc.) *Except in cases where the owner has failed to comply with its obligation to give notice.	
	Carpet	Dents in floor carpets due to furniture installation, installation marks	
wall interpoi nt (interwo rd separati on) heaven well	Wall Cloth	Darkening of the rear wall surface of TVs, refrigerators, etc. (i.e., electrical burns)	
		Traces of posters and paintings on the wall	
		Holes in walls, etc. such as studs` pins, etc. (to the extent that replacement of the base board is not necessary)	
		Screw holes and marks on the wall due to installation of air conditioner (owned by tenant)	
		Discoloration of cloth (due to natural phenomena such as sunlight)	
		ceiling	Blackening of the upper ceiling surface of the light fixture (Iwashiru Denki Yaga)
	commit ment counter for armor (armou r), suits, sets of furnitur e interpoint (interword separation) counter for buddhas, gods, nobles, etc.	glass	Glass damaged in earthquake (Naturally occurring) Cracks in reticulated glass (depending on structure)
		Pillars etc.	Damage for which the tenant is not responsible, etc.
		Other	Replacement of furnished door (not damaged, etc., but to be done to secure a sunken occupant)
equi pm ent	design integration ceramics fired at a high temperature	Failure or loss of use of equipment (at the end of the equipment's useful life)	
		Replacement of bathtubs` bath tubs, etc. (not damaged, etc., but to secure the next resident)	
		No damage or loss, but the lender deems it necessary to replace it	

