Lease Agreement

(1) Leased building (Building number 10722651)

* Building -
  + Name – Mezon Marushi
  + Room number – 502
  + Address – Postal code 115-0041 Iwabuchi-machi 26-6, Kita City, Tokyo
  + Build – Reinforced Concrete, 7 stories
  + Type – Apartment house (apartments)
* Dwelling Unit
  + Layout – Western-style room (118 ft2), western-style room (88 ft2), Kitchen (98 ft2)
  + Floor area – 422 ft2
  + Kitchen – Yes – Private use
  + Cooking stove – Yes – Gas cooking stove
  + Bath room – Yes – Private use (seperate from the toilet)
  + Washstand – Yes – Contains a moveable faucet that can spray water
  + Toilet – Yes – Private use (water flushing toilet)
  + Water heater – Yes – Gas
  + Heating and cooling – Yes – 1 heating and cooling air conditioner
  + Water – Yes – Municipal
  + Electricity – Yes
  + Sewerage – Yes – Municipal sewage
  + Gas – Yes – City gas
  + ※ The heat capacity of city gas will differ depending on location
* Adjoining facilities
  + Parking spaces
  + Number of cars
  + -cars
  + Subdivision
  + Monthly parking charge
  + -yen
  + Subdivision
  + Monthly parking charge
  + -yen
  + Subdivision
  + Monthly parking charge
  + -yen

(2) Lengh of Lease and Term for Notice of Contract Cancellation

* Start – April 30th 2022
* End – April 29th 2024
* 2 years and 0 months
* Term for notice of contract cancellation – 1 month before cancellation

(3) Rent, etc.

* Rent (Monthly) – 90,000 yen
* Renewal fee – 1 month of rent
* Administrative fee
* -yen
* Terms of payment of monthly rent – According to the contract with Epos: Following the provisions in article 14 and 15 of section 2 of the installment purchase contract.
* Remittance destination
  + Name of the bank -
  + Type of account -
  + Account name -
  + Branch name -
  + Account number -
  + (Name in English letters) -
* Destination -

(4) Lessor or Management Company

* Lessor
  + Address – Postal code 115-0041 Iwabuchi-machi 26-6, Kita City, Tokyo. Mezon Marushin 1st floor
  + Name – Oyama Brewing Co.
* Lessor’s proxy
  + Address -
  + Name -
* Management company 1 (Private Use Area)
  + Address – Postal code 115-0045 Akabane 1-13-2, Kita City, Tokyo, Akabane Station Front Ansum Building
  + Name – Able Inc., Akabane Shop
* Management company 2 (Public Area)
  + Address -
  + Name -

(5) Lessee and Residents

* Lessee
  + Address – Postal Code 202-0015 Hoya-cho 4-1-23, Nishi-Tokyo City, Tokyo, Room 203
  + Name – Wakako Kanno
* Residents
  + Wakako Kanno
  + Jason Grant
* Relationship
  + Lessee
  + Fiance
* Age
  + 42
  + 43
* Residents
* Relationship
* Age

(Contract Execution)

* Article 1
  + The Lessor (hereafter referred to as the “first party”) and the lessee (hereafter referred to as the “second party”) will be entered into a contract (hereafter know as “this contract”) for the purpose of leasing the apartment described in (1) above (hereafter known as “the apartment”) with the conditions described below.

(Contract Length)

* Article 2
  + The contract period and cancellation period is defined in (2) above. If the second party does not inform the first party about the cancellation of the lease contract by the end of the cancellation period before the end of the contract and if the first party does not inform the second party that they will not be renewing the contract at least 6 months before the end of the contract period, the contract will automatically be renewed for the same period starting on the day after the end of the contract period. This process will continue in perpetuity.
  + 2. At the time of the contract renewal as described in the preceding clause, if there is a renewal fee in (3) above, the second party will have to pay the first party that amount of money regardless of the type of renewal.
  + 3. At the time of the contract renewal as described in the first clause, if there is an administrative fee in (3) above, the second party will have to pay the first party that amount of money regardless of the type of renewal.
  + 4. At the time of the contract renewal as described in the first clause, if the first party requests the preparation of a renewal contract on the submission of documents, the second party will have to submit to the request regardless of the type of renewal.

(Reason for Use)

* Article 3
  + The second party must use the apartment only for the purpose of residency. However, the second party can use the apartment for residency and the other uses that the first party has approved of listed in article 22.

(Rent)

* Article 4
  + The second party must pay rent to the first party as described in (3), above. In the case that rent is paid using a bank transfer, the transfer fee must be paid by the second party.
  + 2. In the case that the second party does not reside in the apartment for a full calendar month, the rent is calculated by dividing the total rent by the number of days in the month and multiplying that by the of days the apartment is resided in.
  + 3. The first party may, if any of the following points are applicable, revise the rent after consultation with the second party:
    - (1) In the case that the amount of rent becomes inappropriate because of the fluctuation of the amount of tax or other liabilities.
    - (2) In the case that the rent seems inappropriate because of comparison with the rent of nearby apartments of the same type or changes in economic situations.
    - (3) In the case that the first party has made improvements to the building, the common areas or the premises.

(Common Area Maintenance Charge)

* Article 5
  + Since the first party reserves funds for the management and maintenance of the common area, necessary funds for fuel, electricity, water, sewerage, and cleaning (hereafter referred to as “common area management and maintenance charge”), the second party must pay the fee. In the case that the common area maintenance fee is paid using a bank transfer, the transfer fee must be paid by the second party.
  + 2. The common area maintenance charge, as described in the preceding clause, must be paid as described in (3), above.
  + 3. In the case that the second party does not reside in the apartment for a full calendar month, the common area maintenance charge is calculated by dividing the total rent by the number of days in the month and multiplying that by the of days the apartment is resided in.
  + 4. The first party may revise the common area maintenance charge after consultation with the second party if the common area management and maintenance change is deemed unsuitable.

(Charges other than Rent and Common Area Maintenance Charge)

* Article 6
  + If the second party has to pay the first party for any charges other than the rent and common area maintenance charges described in (3), above, the second party has to pay by the remittance deadline to the remittance destination.

(Security Deposit, etc.)

* Article 7