

Real Estate Lease Contract

不动产租赁合同

Party A (Lessor): [中文名拼音]

甲方（出租方）：【 中文名 】

Domicile: [/]

住所地：【 / 】

Contact: []

联系人：【 】

Contact Information: [WeChat ID:]

联系方式：【 微信号： 】

Party B (Lessee): [Nanjing Vazyme Biotech Co.,Ltd.]

乙方（承租方）：【南京诺唯赞生物科技股份有限公司】

Domicile: [我们要住的房子的地址]

住所地：【 / 】

Contact: [Wandong Li]

联系人：【李婉冬】

Contact Information: [WeChat ID: SitzzzL]

联系方式：【 微信号： SitzzzL 】

Party A and Party B, in accordance with the Civil Code of the People's Republic of China and other applicable laws and regulations and on the basis of equality, free will, fairness, and good faith, enter into this Contract on Party B's lease of Real Estate from Party A through friendly negotiation.

根据《中华人民共和国民法典》等法律法规，甲、乙双方在平等、自愿、公平和诚实信用的基础上，经协商一致，就乙方承租甲方房屋事宜，订立本合同。

Article 1 Particulars of the Leased Real Estate

第一条 出租房屋情况

The Real Estate leased by Party A to Party B are located at [/] (hereinafter referred to as the "Real Estate"), with the property ownership certificate number of [/]. The Real Estate cover a gross floor area of [/] square meters, including a gross internal floor area of [/] square meters. For more information about the Real Estate, please refer to Appendix 1.

甲方出租给乙方的房屋坐落在【/】（以下简称“房屋”），房屋所有权证号为【/】，房屋建筑面积为【/】平方米，其中套内面积为【/】平方米。房屋内情况详见附件一。

Article 2 Purpose of Lease

第二条 租赁用途

Party B leases the Real Estate for [Residential] use. During the term of this Contract, Party B shall not change the purpose of the Real Estate without Party A's consent.

乙方承租房屋用作【居住】用途，在合同履行期限内，未经甲方同意乙方不得擅自变更房屋用途。

Article 3 Lease Term

第三条 租赁期限

1. The lease term is [1 month], from [08] [10], [2023] to [09] [10], [2023].

1. 租赁期限为【1个月】，自【2023】年【8】月【10】日起至【2023】年【9】月【10】日止。

2. If Party B intends to renew the lease upon expiration of the lease term, it shall make a request for renewal to Party A prior to the expiration of the lease term, and the parties shall enter into a new Real Estate lease contract upon mutual agreement. Party B shall have the right of first refusal to renew the lease under equal conditions.

2. 租赁期限届满前，若乙方需继续承租的，则应于租赁期限届满前向甲方提出续租要求，双方协商一致后，重新签订房屋租赁合同。在同等条件下，乙方具有优先续约权。

Article 4 Rent, Security Deposit, and Other Fees and Payment Terms

第四条 租金、押金、其他费用与支付方式

1. The parties agree that the monthly rent of the Real Estate is USD [2200] and the total rent of the Real Estate is USD [2200], and that the rent hereunder shall be paid on a ☒ monthly ☐ quarterly ☐ annual] basis. The rent includes tax and is fixed during the lease term. Party B shall pay the rent for the first period, totaling USD [2200], prior to [08] [10], [2023], and shall pay the rent for each subsequent period prior to the due date of the rent.

1. 甲、乙双方约定，该房屋月租金为【2200】美元，总租金为【2200】美元，按【月】季【年】支付。该租金为含税价，在租期内不再做调整。乙方应于【2023】年【8】月【10】日前支付第一笔租金【2200】美元，并于每期租金到期日前支付下期租金。

2. Party B shall deposit a security deposit of USD[/] with Party A on the delivery date of the Real Estate. Party A shall issue a receipt to Party B after receiving the security deposit.

On the expiration date of the lease term or the rescission date of this Contract, Party A shall refund the balance of the security deposit without interest to Party B after deduction of the fees payable by Party B hereunder.

2.乙方应于房屋交付之日向甲方支付租房押金【/】美元，甲方向乙方开具押金收据。

在租赁期届满或本合同解除之日，除可抵扣本合同约定应由乙方承担的费用外，剩余押金甲方应向乙方无息退还。

3. Water fees, electricity fees, and property management fees incurred during the lease term shall be borne by Party B and shall not be included in the rent. Other fees, including [/], shall be borne by Party [/].

Party A shall pay off the aforesaid fees before delivering the Real Estate to Party B; and such fees shall be borne by Party B from the date of delivery of the Real Estate to Party B.

3.租赁期间，水费、电费、物业服务费由乙方承担，租金中不包含前述费用；其他费用包括：【/】，由【/】方承担。

房屋交付给乙方使用前，甲方应结清前述费用；自房屋交付乙方使用之日起，前述费用由乙方承担。

4. Party B shall make payments to Party A by bank transfer. Information of Party A's designated bank, account name, and account No. is as follows:

Bank Name: []

Account Name: []

Account No.: []

Routing No.: []

4. 乙方以转账汇款方式向甲方支付费用，甲方指定银行、户名、账户信息为：

开户行：【 】

户 名：【 】

账 号：【 】

路由号码：【 】

Article 5 Delivery of the Real Estate

第五条 房屋的交付

1. Party A shall deliver the Real Estate to Party B prior to [08] [10], [2023].
1. 甲方于【2023】年【8】月【10】日前向乙方交付房屋。
2. Party B shall, within [3] day(s) from the expiration date of the lease term or within [3] day(s) from the rescission date of this Contract, vacate and return the Real Estate to Party A. Otherwise, Party A has the right to vacate and recover the Real Estate.
2. 乙方应在本合同的租期届满之日起【3】日内，或合同解除之日起【3】日内将房屋腾空，并向甲方返还。否则，甲方有权自行腾空并收回房屋。

Article 6 Requirements for Use of the Real Estate

第六条 房屋的使用要求

1. Party B shall have the independent right to use the Real Estate, and Party A shall not interfere with Party B's use of the Real Estate without justified reasons.
1. 乙方对该房屋享有独立的使用权，甲方不应无端干涉。
2. Party A shall ensure the normal and safe use of water, electricity, doors, windows, fire-fighting facilities, and other facilities and equipment in the Real Estate. In the event of any damage to the Real Estate or the facilities and equipment inside or outside the Real Estate, Party B shall promptly notify Party A. Party A shall make repairs within [48] hour(s) after receiving the notice from Party B under an urgent circumstance (i.e., circumstance where such damage has a serious impact on Party B's daily operations), or within forty-eight (48) hours thereafter under other circumstances. If Party A fails to make repairs within the specified time limit or Party A is negligent in promptly performing the repair obligation under an urgent circumstance, Party B may make repairs on behalf of and at the expense of Party A.

If the aforesaid damage that affects Party B's normal use of the Real Estate lasts more than [2] days, Party A shall extend the lease term accordingly.

2. 甲方保证该房屋水、电、门窗、消防设施和其他设施、设备的正常、安全使用。对于房屋本身与房屋内外设施、设备的损坏，乙方应及时通知甲方，对于紧急情况（指前述损坏对乙方日常经营产生严重影响的情况）甲方应在接到乙方通知后的【48】小时内进行维修，对于其他情况，甲方应在接到乙方通知后的48小时内进行维修。逾期未维修的，或情况紧急需立即维修而甲方怠于履行前述义务的，乙方可代为维修，费用由甲方承担。

若上述损坏影响乙方正常使用房屋超过【2】天的，甲方应相应延长租期。

3. Party A agrees that Party B may perform decoration and renovation to the Real Estate, provided that Party B shall not change the main structure and bearing structure of the Real Estate without Party A's consent. Expenses incurred in the decoration and renovation shall be borne by Party B.

Where necessary, Party B shall complete the relevant fire control approval, acceptance, and other procedures by itself and Party A shall give assistance.

3. 甲方同意乙方对房屋进行装饰装修, 但不得擅自变动房屋建筑主体和承重结构。装饰装修所发生的费用由乙方自行承担, 如涉及有关消防审批、验收等手续, 应由乙方自行申报, 甲方应当给与协助。

Article 7 Sublease

第七条 转租

Party A ☒ agrees ☐ disagrees to Party B's sublease of ☐ part or ☒ all of the Real Estate during the lease term.

甲方☒同意☐不同意乙方在租赁期内将该房屋用于☐部分或☒全部转租。

Article 8 Liability for Breach of Contract

第八条 违约责任

1. If Party A fails to deliver the Real Estate on time, the lease term shall be postponed accordingly, and Party A shall pay Party B liquidated damages equal to [0.05%] of the total rent hereunder for each day of delay. If the delay lasts more than thirty (30) days, Party B has the right to rescind this Contract, and Party A shall refund the full payment made by Party B and pay Party B liquidated damages equal to one (1) month's rent.

1. 若甲方未按时交付房屋的, 租期顺延, 同时每逾期一日, 甲方需按合同总租金的【万分之五】支付违约金。逾期超过 30 日, 乙方有权解除合同, 甲方应返还乙方已支付的全部款项并赔偿相当于一个月租金的违约金。

2. If Party B delays the payment of rent, Party B shall pay Party A liquidated damages equal to [0.05%] of the overdue amount of rent for each day of delay. If the delay lasts more than thirty (30) days, Party A has the right to rescind this Contract, and Party B shall pay Party A liquidated damages equal to one (1) month's rent.

2. 若乙方逾期未缴纳租金的, 每逾期一日, 乙方需按逾期未支付租金的【万分之五】向甲方支付违约金。逾期超过 30 日, 甲方有权解除合同, 乙方应向甲方赔偿一个月租金的违约金。

3. In the event of any loss to Party B due to Party A's failure to perform the obligation to maintain the Real Estate in breach of this Contract, Party A shall indemnify Party B for such loss. In the event of a safety accident occurring for reasons attributable to Party A, Party B has the right to rescind this Contract and Party A shall bear all losses incurred to Party B as a result.

3. 若甲方违反本合同约定未履行维修房屋义务而给乙方造成损失的, 甲方应予赔偿; 若因甲方原因造成安全事故, 乙方有权解除合同, 甲方需承担由此给乙方造成的一切损失。

4. If Party B cannot use the Real Estate normally or the purpose of this Contract cannot be achieved due to serious quality problems or other circumstances of the Real Estate, Party B has the right to rescind this Contract and Party A shall pay Party B liquidated damages equal to one (1) month's rent.

4. 若房屋出现严重质量问题或其他情形，导致乙方无法正常使用或本合同目的无法实现的，乙方有权解除合同，甲方应向乙方支付一个月租金作为违约金。

5. During the lease term, if either party intends to rescind this Contract under circumstances other than those specified by law or this Contract, such party may rescind this Contract by giving the other party one (1) month's written notice and paying the other party USD [2200].

5. 在租赁期间，非因法定情形或合同约定情形，任意一方需提前解除合同，该方应提前一个月书面通知相对方，并支付通知金【2200】美元后即可提前解除合同。

Article 9 Force Majeure

第九条 不可抗力

1. Force majeure means any objective circumstance that cannot be foreseen, avoided, or overcome, including but not limited to natural disasters, national policies, and epidemics.

1. 不可抗力是指包括但不限于自然灾害、国家政策、疫情等在内的不能预见、不能避免且不能克服的客观情况。

2. If a party is prevented from performing all or part of its obligations hereunder due to force majeure, either of the parties shall have the right to rescind this Contract and the parties shall not be liable to each other for breach of this Contract.

2. 因不可抗力导致任何一方不能履行或不能完全履行合同义务时，双方均有权解除本合同，相互不承担违约责任。

Article 10 Miscellaneous

第十条 其他条款

1. This Contract shall come into effect from the date on which it is signed or sealed by the parties. This Contract is written in both Chinese and English and in the event of any conflict between the two versions, the English version shall prevail.

1. 本合同自甲、乙双方签字或盖章之日起生效。本协议以中英文书写，如中英文版本发生冲突，应以英文版本为准。

2. This Contract shall be governed by and construed in accordance with the laws of the place where the Real Estate is located. Any dispute arising during the performance of this Contract shall be resolved by the parties through friendly negotiation. If no agreement is reached through negotiation,

either party may file an action with the competent court with jurisdiction in the place where the Real Estate is located in accordance with the law.

2. 本协议应受房屋所在地法律管辖并按照房屋所在地法律进行解释。甲、乙双方在履行本合同过程中若发生争议，应协商解决；协商不成的，双方均可依法向房屋所在地有管辖权法院起诉。

3. If the Real Estate are expropriated during the lease term, the parties shall resolve the issue through further negotiation in accordance with applicable laws, regulations, and policies.

3. 租赁期限内该房屋被征收的，甲、乙双方参照法律法规、政策另行协商。

4. For matters not covered herein, the parties may enter into a supplementary agreement through negotiation. The supplementary agreement and the appendices hereto shall be an integral part of this Contract.

4. 本合同未尽事宜，经甲、乙双方协商一致，可订立补充协议。补充协议及合同附件均为本合同不可分割的一部分。

5. This Contract, together with the appendices hereto, is executed in two (2) counterparts, with each party holding one (1) counterpart, both of which shall be equally authentic.

5. 本合同连同附件一式两份，甲、乙双方各持一份，均具有同等效力。

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（以下无正文）

Party A (seal):

Party B (seal):

甲方（盖章）：

乙方（盖章）：

Signature:

Signature:

签字：

签字：

[MM] [DD], [YYYY]

[MM] [DD], [YYYY]

【】年【】月【】日

【】年【】月【】日

Appendix 1: Real Estate Checklist

附件一：房屋验收表

I. Delivery List of Existing Facilities and Equipment in the Real Estate

一、房屋内现有设施、设备交付清单

| Facility or Equipment Name 设施、设备名称 | Quantity 数量 | Remarks 备注 | Facility or Equipment Name 设施、设备名称 | Quantity 数量 | Remarks 备注 |
|--|----------------|---------------|--|----------------|---------------|
| ... | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

II. Decoration Condition

二、装修状况

| | |
|-------------|-------|
| Floor 地面 | 地毯，地板 |
| Wall 墙面 | 已装修 |
| Window 窗 | 有 |
| ... | |

III. Other Related Fees

三、其他相关费用

| Item 项目 | Billing Start Date 起计时间 | Initial Reading 起计底数 | Remarks 备注 |
|------------------------|----------------------------|-------------------------|---------------|
| Water fees 水费 | 20230810 | | |
| Electricity fees 电费 | 20230810 | | |
| Network fees 网络费 | 20230810 | | |
| ... | | | |

Confirmation on delivery of the Real Estate: Party B has inspected the Real Estate and Party A has paid off the aforesaid water, electricity, and other fees incurred prior to the delivery of the Real Estate. Party B agrees to take delivery of the Real Estate.

交房确认：乙方已对房屋进行了验收，并且甲方已将水、电等上述费用结算完毕，同意接收。

Delivery Date: [08] [10], [2023]

交房日期：【2023】年【8】月【10】日

Party A: []

Party B: [Nanjing Vazyme Biotech Co.,Ltd.]

甲方：【】

乙方：【南京诺唯赞生物科技股份有限公司】

[MM] [DD], [YYYY]

[MM] [DD], [YYYY]

【】年【】月【】日

【】年【】月【】日