

Sublease Agreement

Between

Léon Preßler

Name, First Name

Gutenbergstraße 32, 09126 Chemnitz

Full Address

0176/44451321

Phone Number

- hereinafter referred to as "Primary Tenant"

and

Sunny Tseng

Name, First Name

Gutenbergstraße 32, 09126 Chemnitz

Full Address

001778-985-2258

Phone Number

- hereinafter referred to as "Subtenant"

§ 1 Rental Object

The following living spaces

Bedroom, Kitchen, Bathroom, living Room, Hallway

of the Primary Tenant in the

Gutenbergstraße 32, 09126 Chemnitz, 4th Floor

Street, House Number, Postal Code, City, Floor

are rented to the Subtenant for residential purposes and exclusive use.

Number of sublet rooms: 2

Size of sublet rooms: 68sqm

The entire apartment consists of:

3 Room(s), 1 Kitchen/Kitchenette, 1 Bathroom, 1 Shower, 1 WC,
1 Hallway, 1 Cellar Share, 1 Attic Share.

The sublet premises are furnished as follows:

Bed, Desk, Wardrobe, Bookshelf, Kitchenette incl. Stove tops, Oven, Sink; Pantry Cabinet,

Microwave, Kitchen Table, Refrigerator, Coffee Machine, Toaster, Sink Cabinet, small Bathroom

storage Cabinet, Tool storage Cabinet, Expandable Sofa, small living room Table, Flat-Screen TV,

Wall Unit, Hallway Cabinet, 7 Chairs, Stereo System, Coatrack, Shoe rack, 2 Nightstands, Router

Upon signing the sublease agreement, the Subtenant will be provided with the following keys for the duration of the sublease:

1 Housekey, 1 Apartment Key

Additionally subleased: 0 Garage(s), Parking Space No. 0, other facilities, namely:

These rooms are subleased by the Primary Tenant to the Subtenant. The written consent of the landlord has been obtained by the Primary Tenant. A copy of this letter has been received by the Subtenant from the Primary Tenant.

§ 2 Rent and Additional Costs

The monthly base rent amounts to: 420 Euros.

In words: fourhundredtwenty

Advance Payment on Additional Costs

The monthly advance payment on additional costs amounts to 0 Euros.

The settlement of the operating cost advance payment is based on the main rental agreement.

Flat Rate for Additional Costs

The monthly flat rate for additional costs amounts to 0 Euros.

The total rent payable monthly, taking into account advance payments or flat rates, amounts to 420 Euros.

In words: fourhundredtwenty

The total rent is to be paid monthly in advance, no later than the third business day of the month (the decisive factor is the receipt of payment in the Primary Tenant's account) to the following account of the Primary Tenant:

Léon Preßler

Account Holder

DE70 1203 0000 1057 6628 17

IBAN/Account Number

BYLADEM1001

BIC/Bank Code

If the amount of rent or the advance payments/flat rates in the main rental agreement changes, the Primary Tenant may assert the changes accordingly against the Subtenant after providing an explanation.

§ 3 Security Deposit

The Subtenant provides a security deposit of 800 Euros to secure all claims of the Primary Tenant under this contract.

In words: eighthundred

The security deposit will be refunded to the Subtenant no later than _____ weeks after termination of the sublease agreement, provided that all claims from the contract have been fulfilled by the Subtenant. Otherwise, the Primary Tenant is entitled to withhold part of the deposit. Reasons may include outstanding rent payments, damages caused by the Subtenant, and similar issues.

A "living off" of the deposit by the Subtenant is not permitted.

§ 4 Rental Period

The sublease begins on 15.05.2025 and ends on 31.07.2025.

The sublease lasts at most as long as the primary lease exists. If the primary lease ends for any reason, the sublease also ends without exception. The main rental agreement specifies the following lease end date indefinite.

The sublease may be terminated in accordance with legal provisions unless the main rental agreement stipulates otherwise. If the contract has been concluded for a fixed period, it cannot be ordinarily terminated before the agreed rental period expires.

§ 5 Reference to the Main Rental Agreement

The rights and obligations arising from the main rental agreement also apply to this sublease agreement unless otherwise stipulated in this contract. The main rental agreement is an integral part of this contract. The Subtenant receives a copy of the main rental agreement.

§ 6 Further Subletting

The Subtenant is not entitled to further sublet or otherwise transfer use to third parties without the consent of the Primary Tenant.

§ 7 Termination

Primary Tenant: The termination rights of the Primary Tenant are based on statutory provisions if the sublease is concluded for an indefinite period. The statutory notice period is two weeks. If the sublease is concluded for a fixed term, it cannot be ordinarily terminated before the end of the sublease period.

Subtenant: Deviating from this, the Subtenant may terminate the contract by the third business day of the calendar month with effect at the end of the following but one calendar month. The receipt of the written termination notice is decisive.

Immediate termination is permissible according to legal provisions.

§ 8 Return of the Rental Object

Upon termination of the sublease, the Subtenant must return the rental object clean and in full accordance with the agreement, including any rented furniture. All keys mentioned in this contract, as well as any key copies made with the consent of the Primary Tenant and Landlord, must be returned to the Primary Tenant.

The Subtenant is liable for any damages incurred by the Primary Tenant or a rental successor due to non-compliance with this obligation.

If the Subtenant has made structural changes or installed fixtures, they must restore the original condition at their own expense unless otherwise agreed in writing.

§ 9 Access Rights

The Primary Tenant, the Landlord, or their authorized representatives may enter the rental object at reasonable intervals and with prior notice for inspections or meter readings. Consideration should be given to the Subtenant's personal availability.

In the event of a prolonged absence, the Subtenant must ensure that the Primary Tenant, the Landlord, or their authorized representatives can carry out the above-mentioned activities in the sublet premises.

§ 10 Special Agreements

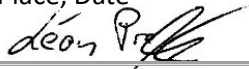
§ 11 Final Provisions

There are no oral collateral agreements. Amendments and additions to the contract must be made in writing. This also applies to any deviation from the written form requirement.

If one or more provisions of this contract are invalid, the validity of the remaining provisions remains unaffected. The invalid provision shall be replaced by a valid one that comes closest to the legal and economic intent of the contractual parties.

Chemnitz, 25.02.2025

Place, Date



Primary Tenant

Subtenant