**SUBLEASE AGREEMENT**

This is an agreement to sublet real property (hereinafter known as the "Sublease") between JUNTAO LIU and JUEYING ZHU (hereinafter known as the “Sublessor”) and MOHAN LU (hereinafter known as the “Sublessee”).

The Sublessor agrees to sublet to the Sublessee, and the Sublessee agrees to take possession of the property located at **343 Gold Street, Brooklyn, NY 11201** (hereinafter known as the “Premises”) under the following terms and conditions:

1. Term. Tenancy of this Sublease shall begin with the sublessee taking possession on June 10, 2024 and end on August 20, 2024. Under no circumstances shall there be holdover by the Sublessee.
2. Rent. The rent under this Sublease shall be $2600.00 payable the first (1st) of sublease(June 10, July 10, August 10).
3. The rent shall be paid in the following manner: Zelle
4. Utilities. The Sublessor shall be responsible for the following utilities: Wifi
5. The Sublessee shall pay for Electricity, calculated as the average monthly amount during the period June 6 – August 6 and split equally among three tenants. Water and Gas are included. Internet fees will be paid together with the rent in the first two months.
6. **Liability.**  The Sublessee will be liable to the Sublessor for any damages occurring to the premises, the contents thereof, the building/home, and any common areas. All actions conducted by any guests of the Sublessee are the responsibility and liability of the Sublessee.
7. **Move-in Checklist.** At the time of taking possession of the premises by the Sublessee, the
8. **Master Lease.** This Sublease must follow and is subject to the original lease agreement between

Sublessor is responsible to insure the unit is clean and under a good condition.

the Sublessor and Landlord, a copy of which the Sublessor agrees to give to the Sublessee, and which is

hereby referred to and incorporated as if it were set out here at length. The Sublessee agrees to assume all of the obligations and responsibilities of the Sublessor under the original lease for the duration of

the Sublease.

1. **Disputes.** If a dispute arises during or after the term of this Sublease between the Sublessor and Sublessee, they shall agree to hold negotiations amongst themselves before any litigation.
2. **Written Agreement.** This Sublease constitutes the sole agreement between the Sublessor and Sublessee with no additions, deletions, or modifications that may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPONEITHER PARTY).
3. **Language.** The words “Sublessor” and “Sublessee” as used herein include the plural as well as the singular; the language in this Sublease intends no regard for gender.
4. **Original Copies.** Each signatory to this Sublease acknowledges receipt of an executed copy thereof.
5. **Governing Law.** This Sublease shall be bound to the laws in the State where the Premises is located.
6. Deposit. The Deposit is 900 RMB paid by sublessee. If there are no guarantee issues because of the damage happened during the sublease before the new year lease, this 900 RMB would be used as the rent of last half month.(see amended terms below)

A prepayment of 600 RMB has already been made and will be deducted from the first month's rent. On the move-in date, the Sublessee will transfer 900 RMB as a full deposit and the Sublessor will refund the 600 RMB prepayment, resulting in a net payment of 300 RMB. The full 900 RMB deposit will be returned upon move-out on August 20, 2024, provided that the premises are in original condition and no damage or loss is identified after inspection.

Rent shall be paid on the following dates:  
- June 10 (for June 10 – July 10)  
- July 10 (for July 10 – August 10)  
- August 10 (for August 10 – August 20, calculated pro rata).

Move-out Responsibilities:  
Sublessee shall vacate the premises by the morning of August 20, 2024. The key must be left on the kitchen table. Sublessee shall clean and return the room to its original condition. Any furniture or household items used must be properly handed over to the next tenant.

1. **Date & Signature.** The parties hereby bind themselves to this agreement by their authorization affixed below on **May 3, 2025**.

# Sublessor's Signature

# Sublessee's Signature