**LEASE CONTRACT**

**Parties of this Contract: Lessor (Party A): Michael Thompson Lessee (Party B): Emily Rodriguez**

**In accordance with the local residential tenancy laws, Party A and Party B, on the basis of equality, voluntariness, fairness and integrity, have reached unanimity through consultations and entered into this Contract in respect of Party B's leasing of the residential property which Party A is legally entitled to lease out.**

1. **Information about the Premise 1-1 Party A leases Party B the premises located at 123 Maple Street, Apartment 4B, Oakville, CA 90210 (hereinafter the "Premises"). The construction area of the Premises is 850 square feet. The designated usage of the Premises is for residential dwelling. The type of the Premises is apartment. The structure of the Premises is modern construction. The floor plan of the Premises is attached hereto as Attachment 1. Party A has presented to Party B:**
2. **Certificate of Ownership of the Premises. Certificate No.: CA-RES-2025-123**

**1-2 Being the custodian of the Premises, Party A enters into the lease relationship with Party B. Prior to the execution of this Contract, Party A has informed Party B that the Premises have not been mortgaged.**

**1-3 It is listed in Attachments 2 and 3 by both parties the scope, conditions and requirements of the usage of the public or common area of the Premises, the existing decoration, accessory facilities and equipment, and the provisions, standard and matters to be negotiated related to the decoration and facilities installed by Party B and agreed by Party A. Both parties agree that the attachments hereto shall form the basis of the inspection when Party A hands over the Premises to Party B and when Party B returns the Premises to Party A upon the termination of this Contract.**

1. **Usage of the Lease 2-1 Party B undertakes to Party A that the Premises shall be used only for the purpose of residential dwelling and it shall comply with the national and municipal laws and regulations in relation to the usage of residential properties.**

**2-2 Party B undertakes not to change the usage stipulated above without written consent of Party A and approvals of related departments according to the relevant rules and regulations.**

1. **Date of Handing Over and Lease Term 3-1 Both parties agree that Party A shall hand over the Premises to Party B on June 1, 2025. The lease term commences on June 1, 2025 and expires on May 31, 2026. The rental-free period shall be from June 1, 2025 to June 5, 2025.**

**3-2 Party A shall have the right to take back the Premises upon the expiration of the term of the lease, and Party B shall return the Premises punctually. If Party B wishes to renew the lease, a written request shall be provided to Party A three months prior to the expiration of the term of the lease. Subject to Party A's consent to the renewal, a new lease contract shall be executed.**

1. **Rent and Method and Time of Payment 4-1 Both parties agree that the monthly rent of the Premises is $2,500. (In capital: TWO THOUSAND FIVE HUNDRED DOLLARS) The rent shall remain unchanged during the tenancy.**

**4-2 Party B shall pay the rent after the receipt of the invoice issued by Party A. If Party B fails to pay punctually, for every single day of delay, it shall pay a penalty to Party A at the rate of 5% of the monthly rent.**

**4-3 The method of payment of the rent shall be as follows: To be paid monthly by bank transfer or personal check.**

1. **Deposit and Other Fees 5-1 Both parties agree that Party B shall pay Party A a Deposit equal to the rent of two months in an amount of $5,000 when Party A hands over the Premises.**

**On receipt of the Deposit, Party A shall issue a receipt to Party B.**

**By termination of the tenancy, Party A shall offset from the Deposit the fees bearable by Party B hereunder and return the remains to Party B without interest.**

**5-2 During the tenancy, Party B shall bear the costs of electricity, gas, water, internet, cable, and other utilities relating to the use of the Premises.**

**5-3 The calculation, method of apportionment, method and time of payment of the above fees born by Party B shall be: To be paid with the rent.**

1. **Requirements for Using the Premises and Responsibility for Reparation 6-1 During the tenancy, in the event that Party B discovers any damage or breakdown of the Premises and accessory facilities, it shall notify Party A promptly for reparation. Party A shall repair them within 7 days from the date of receipt of the notice. If Party A fails to repair in time, Party B may repair them at the cost of Party A.**

**6-2 During the tenancy, Party B shall make proper use of and take good care of the Premises and accessory facilities. In respect of any damage or breakdown of the Premises or accessory facilities as a result of the improper use of Party B, Party B shall be liable for the reparation. In the event that Party B refuses to repair them, Party A may repair them instead at the cost of Party B.**

**6-3 During the tenancy, Party A ensures that the Premises and accessory facilities are in a normal, available and safe condition. Party A shall inform Party B 3 days prior to its inspection and maintenance of the Premises, and Party B shall render its cooperation. Party A shall minimize the impact on the use of the Premises by Party B.**

**6-4 If Party B needs to decorate or install ancillary facilities in addition to those stipulated in the Attachment 3 hereto, it shall obtain the prior written consent of Party A. If it needs approval from the related department, Party B shall get such approval before construction.**

1. **Conditions of the Premises When Returned 7-1 Party B shall return the Premises to Party A on the date of the expiration of the tenancy unless Party A agrees to renew the lease. If Party B fails to return the Premises punctually without the consent of Party A, it shall pay double of the rent to Party A during the period of occupation of the Premises. At least rent for one month shall be charged.**

**7-2 Party B shall return the Premises in a condition consistent with the Premises having been used normally. Party A shall inspect the Premises when the Premises are returned and the parties hereto shall settle the fees that they are respectively responsible for.**

1. **Sublet, Transfer and Exchange 8-1 Party B may not sublet part or the whole of the Premises to another party during the tenancy without the written consent of Party A.**
2. **Conditions of Termination of this Contract 9-1 Both parties agree that neither party shall be liable to the other party if this Contract is terminated upon the occurrence of any of the following events at any time during the term of the lease: (1) The property is subject to mandatory government action (2) The Premises are requisitioned according to the law for public interest (3) The Premises are included in urban development plans (4) The Premises get damaged, destroyed or are regarded as dangerous (5) The Premises are to be disposed of under mortgage which Party A has informed Party B of before the leasing**

**9-2 Both parties agree that if any of the following events occurs, either party may inform the other party upon a written notice to terminate this Contract. The defaulting party shall pay the other party a penalty as liquidated damages equal to three times of the monthly rent: (1) Failure to hand over the Premises punctually (2) The Premises fail to comply with the conditions herein contained (3) Party B changes the usage of the Premises without written consent (4) The main structure of the Premises is damaged at fault of Party B (5) Party B sublets the Premises without permission (6) Party B fails to pay the rent for 1 month**

1. **Liabilities for Breach of Contract 10-1 In the event that the Premises have been defective by the time of handing over, Party A shall repair the Premises within three days from the date of handing over.**

**10-2 Party A shall be liable to compensate Party B for its losses occasioned by Party A's failure to inform Party B of any legal restrictions on the Premises before leasing.**

**10-3 Party A shall be liable to compensate Party B for property damage or personal injury occasioned by Party A's failure to perform maintenance obligations during the tenancy.**

**10-4 In the event that Party A early terminates this Contract during the tenancy, it shall pay Party B a penalty as liquidated damages equal to twice the rent for the days of early termination.**

**10-5 In the event that Party B decorates the Premises or installs facilities without written consent, Party A may require Party B to restore the Premises or compensate for losses.**

**10-6 In the event that Party B early surrenders the lease during the tenancy, the Deposit paid by Party B shall not be returned.**

1. **Other Provisions 11-2 This Contract shall become effective after being signed by both parties.**

**11-3 If this Contract has any outstanding matters, they can be settled by supplemental provisions upon negotiations between both parties.**

**11-4 By execution of this Contract, both parties shall be clear of their rights, obligations and responsibilities and be willing to perform strictly in accordance with the provisions hereof.**

**11-5 Any dispute arising from the performance of this Contract shall be settled through negotiation. If the parties fail to resolve the dispute through negotiation, both parties agree to bring a lawsuit to the appropriate local court.**

**11-6 This Contract and its attachments shall have two originals.**

**Lessor (Party A): Michael Thompson Signature & Seal: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date of Execution: June 1, 2025 Place of Execution: Oakville, CA**

**Lessee (Party B): Emily Rodriguez Signature & Seal: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date of Execution: June 1, 2025 Place of Execution: Oakville, CA**