

ROOM RENTAL AGREEMENT

1. Introduction

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the Landlord and Tenant when they share the same home. Landlord shall provide a copy of this executed (signed) document to the Tenant, as required by law.

2. Rental Unit Located at:

24 Miriam Street, Daly City 94014

3. Parties

Y&Z Corp. ("Homeowner" and "Landlord") and Antonina Shago ("Tenant") agrees to rent one room and one shared bathroom in 24 Miriam Street, Daly City 94014. In addition, tenant has access to shared appliances.

4. Term

The term of this rental shall begin on 1st November, 2016 and shall be month-to-month on the same terms and conditions stated herein, save any changes lawfully made until terminated.

5. Rent

The monthly base rent for the room shall be US \$800.00. All rent is due and payable on the FIRST day of the month (the "due date") without offsets, deductions or credits. All rent shall be made payable to: Y&Z Corp. Tenant agrees to pay rent by electronic transfer, paypal, personal or cashiers check. Rent for any partial month shall be pro-rated at the rate of 1/30th of the monthly rent per day. Owner will accept rent payments only from actual Tenant, and no third-party checks will be accepted, nor shall Owner be liable to Tenant in any way as a result of refusing any third-party check. Rent includes the following utilities: heat, electricity, water/garbage, internet

6. Furnishings & Pets

Furnishings: No liquid-filled furniture of any kind may be kept on the premises. Resident may not possess a waterbed. Resident must also comply with Civil Code Section 1940.5. Resident shall not keep on premises a receptacle containing more than two gallons of liquid, highly combustible materials or other items which may cause a hazard or affect insurance rates such as item(s) of unusual weight or dimension, Resident also agrees to carry insurance deemed appropriate by Owner to cover possible losses caused by using said items.

Pets: No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the Owner.

7. Parking/Storage: When Resident is assigned a parking space on Owner's property, the parking space shall be used exclusively for parking of passenger automobiles. Resident may not wash, repair, or paint in this parking space or at any other common areas on the premises. (Resident may not assign, sublet, or allow Resident's guest(s) to use this or any

other parking space.) Resident is responsible for oil leaks and other vehicle discharges for which Resident shall be charged for cleaning if deemed necessary by Owner. Only vehicles that are operational may park in their assigned space. Resident is assigned storage in garage located in house.

8. Noise

Resident agrees not to cause or allow any noise or activity on the premises that might disturb the peace and quiet of another Resident. Said noise and/or activity shall be a breach of this Agreement.

9. Condition of Premises

Resident acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached inventory sheet, if any, and/or all other items provided by Owner are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. Resident agrees to keep the premises and all items in good order and condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by Resident, his guests and/or invitees, except as provided by law.

10. Maintenance & Alterations

Resident shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, excessively large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the Owner except as may be provided by law. Resident shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles as provided and shall cooperate in keeping the garbage area neat and clean. Resident shall be responsible for disposing of items of such size or nature as is not normally acceptable by the garbage hauler for the building. Resident shall be responsible for keeping the garbage disposal clean of chicken bones, toothpicks, match sticks, celery, pits, grease, metal vegetable ties, and all other items that may tend to cause stoppage of the mechanism.

11. House & Laundry Rules

Resident shall comply with all house, pet, and laundry rules, which may be changed from time to time. These rules shall apply to, but are not limited to, noise, odors, disposal of trash, pets, parking, use of common areas, and storage of toys, bicycles, tools, and other personal items (including signs and laundry), which must be kept inside and out of view. Owner shall not be liable to Resident for any violation of such rules by any other Resident's or persons. Rights of usage and maintenance of the laundry room and/or pool and pool area are gratuitous and subject to revocation by Owner at any time.

12. Change of Terms

Any changes are subject to laws in existence at the time of the Notice Of Change Of Terms.

13. Termination

This agreement is automatically renewed from month-to-month, but may be terminated by either party. The owner giving a 30-day notice and the resident giving a 30-day written notice of intention to terminate. Where laws require "just cause," such just cause shall be so stated on said notice. The premises shall be considered vacated only after all areas including storage areas are clear of all Resident's belongings, and keys and other property furnished for Resident's use are returned to Owner. Should the Resident hold over beyond the termination date or fail to vacate all possessions on or before the termination date, Resident shall be liable for additional rent and damages, which may include damages due to Owner's loss of prospective new Renters.

14. Right of Entry & Inspection

Owner or Owner's Agent by themselves or with others, may enter, inspect and/or repair the premises at any time in case of emergency or suspected abandonment. Owner shall give 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspection and repairs. Owner is permitted to make all alterations, repairs and maintenance that in Owner's judgment is necessary to perform. In addition, Owner has the right to enter pursuant to Civil Code Section 1954. If the work performed requires that Resident temporarily vacate the unit, then Resident shall vacate for this temporary period upon being served a 7-day notice by Owner. Resident agrees that in such event Resident will be solely compensated by a corresponding reduction in the rent for those many days that Resident was temporarily displaced. No other compensation shall be offered to the Resident. If the work to be performed requires the cooperation of the Resident to perform certain tasks, then Resident shall perform those tasks upon receiving a 24-hour written notice. (EXAMPLE: removing food items from cabinets so that the unit may be sprayed for pests.) Upon 24 hours notice, Resident hereby agrees to lend Owner the keys to the premises for the purpose of having a duplicate made for Owner's use.

15. Assignment

Resident agrees not to transfer, assign or sublet the premises or any part thereof and hereby appoints and authorizes the Owner as his agent and/or by Owner's own authority to evict any person claiming possession by way of any alleged assignment or subletting.

16. Abandonment

California Civil Code Section 1951.2 shall govern Abandonment. If any rent has remained unpaid for 14 or more consecutive days and the Owner has a reasonable belief of abandonment of the premises, Owner shall give 10 days written notice to Resident at any place (including the rented premises) that Owner has reason to believe Resident may receive said notice of Owner's intention to declare the premises abandoned. Resident's failure to respond to said notice as required by law shall allow Owner to reclaim the premises. The undersigned RESIDENTS are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify Owner for liability caused by the actions (omission or commission) of Resident's, their guests and invitees.

17. Pursuant to Section 1785.26 of the California Civil Code, as required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit reporting agency, if you fail to fulfill the terms of your credit obligation. Resident expressly authorizes Owner/Agent (including a collection agency) to obtain

Resident's consumer credit report, which Owner/Agent may use if attempting to collect past due rent payments, late fees, or other charges from Resident, both during the term of the Agreement and thereafter.

Daroslav Mudryi

Landlord/Owner: _____

Tenant(s)/Lessee: _____

Antonina Shago