

LIDA MANAGEMENT LEASE AGREEMENT

Premises:

512 Veteran Ave., Apt 106
Los Angeles, CA 90024

Lessor: Lida Management

Tenant[s]/Lessee: Shang Xiang

Total Base Rent: \$18,000.00

This Agreement begins on (Date): 09/13/2021 **At** 12:00 PM Noon

And shall terminate on (Date): 09/02/2022 **At** 12:00 PM Noon

*Resident shall vacate the Property upon termination of the Agreement, unless: (i) Lida Management and Resident extended this Agreement in writing or signed a new agreement; (ii) mandated by local rent control law. **If Tenant should move from premises prior to the expiration date, Tenant shall be liable for the remaining rent due in the fix term lease.***

Rental Due Date: First Due Date is 08/15/2021, Remaining Installments due 1st of each month, late fee occurs on 2nd of each month.

Security Deposit: \$3,000.00

Late Charge: \$50 Weekly

Returned Check Fee: \$50.00 (Any bad check paid to Lida Management will be returned at Tenant's expense)

Parking Space(s): TBD

Lida Management Owned Personal Property: All the furniture (including Beds/Desks/Chairs/Nightstands etc.) and appliances in the premise when tenants move in

Pets: See Addendum (General provision, if any, see addendum)

Resident agrees to pay:

YES Sewer

YES Gas

YES Water

YES Electricity

YES Internet

YES Trash

YES Any occupancy related utility bills that may occurred from reside in community, with proof of valid and official utility bills from the utility payable party.

1. **THIS AGREEMENT** made and entered into this date 07/13/2021 by and between Lessor: Lida Management (Hereinafter referred to as "Lida Management") and Tenant(s)/Lessee: Shang Xiang, Yufei Qiu (Hereinafter referred to as "**Resident**").

WHEREAS Lida Management is authorized to manage and lease that certain real estate property located at address: **512 Veteran Ave. Apt 106** which will be referred to in this agreement as the "Premises". NOW THEREFORE, in consideration of the premises and mutual covenants herein set forth, the parties agree as follows: This Lease Agreement and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. As consideration for this agreement, Lida Management agrees to lease to Resident, and Resident agrees to lease from Lida Management. This agreement shall come into force after its signing by both the Resident and Lida Management and remain valid through the rental period until all the obligations of the parties have been fulfilled.

2. **TERM:** Commencing on: 09/13/2021 12:00 PM NOON and ending on: 09/02/2022 at 12:00 PM NOON. Lida Management shall use its best efforts to put Resident in possession of the Premises on the beginning of the Lease Agreement term. If Lida Management is unable to timely provide the Premises, rent shall abate for the period of delay at the pro-rated rental amount. Resident shall make no other claim against Lida Management for any such delay. All Residents in this Premises will be held jointly and severally liable for the terms of this Agreement.
3. **RENT:** Rent and/or other charges are to be paid at the apartment of the Lida Management of the building or at such other place designated in writing by Lida Management. For the safety of the Lida Management, all payments are to be made by check/money order/online bank transfer/wire/rent payment online system. **If Tenant should move from premises prior to the expiration date, Tenant shall be liable for the remaining rent due in the fix term lease.**

Resident's original total Base Rent for the Lease Term is \$18,000.00. Resident is granted a \$0.00 onetime concession to be applied in the second month of This Agreement. Resident's total Base Rent for the Lease Term is \$18,000.00. Resident shall know the total Base Rent should be separated evenly into 12 installment[s].

Move-in Fees (Initial Payment)

First Installment(s):	\$1,500.00
Security Deposit:	\$3,000.00
Total:	\$4,500.00

Lessees should pay \$3,000.00 security deposit within 48 hours after signing the lease. The first installment is \$1,500.00 in total and should be done before 08/15/2021, the second (and other if any) installment[s] is (are) \$1,500.00 and should be completed before 1st day of each month. All installments are to be made payable to: Lida Management and delivered to 1183 Rolland Curtis Pl, Los Angeles, CA 90037

6. **SECURITY DEPOSITS:** The Security Deposit shall not exceed three times the Base Rent for furnished apartments, for any furnished unit and/or room. All international applicants are required a minimum of two times the Base Rent as security deposit for furnished units/rooms, with valid proof of passport and visa. All full-time U.S. Domestic applicants can be qualified for a one times the Base Rent with valid submission of Lease Guarantor Notarization Form, valid government issued photo ID, AND sufficient credit record; otherwise a minimum of two times security deposit is required.

A minimum of two times the Installment Security Deposit is required for any long term lease that lasts more than 3 months, but less than full length in the calendar year, and a minimum of one times the Installment Security Deposit is required for any short term lease that lasts less than or equal to 3 months in the calendar year.

The total of the above deposits shall secure compliance with the terms and conditions of this agreement and

shall be refunded to Resident within 21 days after the end of the leasing term with the premises completely vacated; refund of above deposit will only be processed by check less any necessary deduction, for example but not limited to the following:

- a) any unpaid rents
- b) any unpaid utility bills (if applicable),
- c) cleaning costs,
- d) pest control cost (if applicable),
- e) remote and key replacement costs,
- f) costs for repair of damages to the apartment and/or common areas, furniture, and appliances above ordinary wear and tear,
- g) any other amount legally allowable under the terms of this agreement.

If deposits do not cover such costs and damages, the Resident shall immediately pay said additional costs for damages to Lida Management. **Security deposit is not to be used to cover any installment amount.**

7. **LATE CHARGE/RETURNED CHECKS:** Resident acknowledges that Lida Management will incur certain administrative costs in connection with a late rental payment, and that the amount of such administrative costs would be extremely difficult or impractical to ascertain. **Therefore, Parties agree that if Resident fails to clear off rental payments in full by the end of the due date, Resident shall weekly pay a late charge of \$50.00.** And the parties agree that that amount is a reasonable amount for such administrative costs. Resident further agrees that such administrative costs are deemed additional rent. If Lida Management elects to accept rent after the tenth day after it is due, payment in a form other than by personal check may be required. Lida Management does not waive the right to insist on payment of rent in full on the day it is due. In the event Resident's check is dishonored by the bank for any reason, Resident shall pay a returned check charge of \$50 as additional rent. The same late charge stated above will be imposed as additional rent if the returned check causes the rent to be late. Lida Management may require future payments to be in a form other than a personal check in the event of a returned check.
8. **UTILITIES**

Resident agrees to be responsible and pay for the following utilities and/or services based upon occupancy of the premises including:

YES Sewer

YES Electricity

YES Internet

YES Trash

YES Gas

YES Water

And any occupancy related utility bills that may occurred from reside in community, with proof utility bills from the utility payable party.

Resident agrees not to commit, or suffer to be committed, any waste on the leased premises, nor shall it maintain, commit, or permit the maintenance or commission of any nuisance on the leased premises or use the leased for any unlawful purpose.

9. **MULTIPLE RESIDENTS:** Each Resident is jointly and severally liable for all Lease Agreement obligations, including and without limitation the payment of rent and fees. If Resident, any invitee or occupant violates the Agreement or House Rules of Lida Management, all Residents are considered to have violated the Agreement. Requests and notices to any Resident constitute notices to all Residents and Occupants. Notices and requests from any one Resident shall constitute notice from all Residents. The undersigned Residents are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify Lida Management for liability caused by the actions (omission or commission) of Residents, their guests and invitees.
10. **OCCUPANTS/GUESTS:** If resident intends to bring guest to stay overnight, he/she **must inform all other roommates in the premises and Lida Management of the guest's information in advance**, including but not limited to gender, age, relationship with the resident and number of days of staying, and must obtain the consent of all roommates and Lida Management. The cumulative overnight staying time of guest during lease period shall not exceed 14 days. **If exceeds 14 days, a fine will be imposed on the tenant, the amount of which is equal to the total remaining unpaid rent.** Lida Management also reserve the right to evict such guests.
11. **PETS AND FURNISHINGS:** Furnishings - No liquid-filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later Resident may possess a waterbed insurance if he maintains waterbed, valued at \$100,000.00 or more. Resident must furnish Lida Management with proof of said insurance. Resident must also comply with Civil Code Section 1940.5. Resident shall not keep on premises a receptacle containing more than ten gallons of liquid, highly combustible materials or other items which may cause a hazard or affect insurance rates such as, musical instruments or other item(s) of unusual weight or dimension. Resident also agrees to carry insurance deemed appropriate by Lida Management to cover possible losses caused by using said items. **Pets –See addendum for Pet Policy.** Violating of this policy may result in fines and violator will be responsible for all damages and charges.
12. **PARKING/STORAGE:** Lida Management reserves the right to control the method of parking, change assigned parking spaces and to tow away, at Resident's expense, any vehicle causing an unsafe/hazardous condition or parked in spaces not authorized by Lida Management. If Resident has a car alarm, Resident is responsible to ensure that the car alarm does not activate unnecessarily. If a car owner cannot be contacted to disable the car alarm, the car will be towed at the car owner's expense. Residents shall not place or store any personal property (belonging to Resident or to others) other than their vehicle in Resident assigned parking area. No automobile or any other motor-driven vehicle or cycle may be brought onto the Premises unless such vehicle is insured for public liability and property damage, is operable, currently registered, free of any leaking fluids, and in compliance with governmental noise limitations. Parking spaces or privileges are only for use by Resident and any other occupant(s) of the Premises permitted by Lida Management and may not be assigned, sold, transferred, leased or subleased. Resident shall provide Lida Management with the license number, make and model for the vehicle, and car insurance number, if a parking space has been assigned, that they plan on parking in the assigned space only. Parking registration stickers must be displayed and visible at all times while parking on Lida Management property if requested. Parking spaces are determined by residential community availability on a first come, first serve basis, the number and availability of parking spaces is not guaranteed.
13. **NOISE/ACTIVITY:** Resident agrees not to cause or allow any noise or activity on the Premises that might disturb the peace and quiet enjoyment of another Resident. Resident shall not violate any law or use the Premises for the use, storage, possession, manufacturing or selling of illicit drugs. Said noise and/or activity shall be a breach of this Agreement.
14. **LOITERING AND PLAY:** Lounging, playing, or unnecessary loitering in the halls, on the front steps, or in the common areas in such a way as to interfere with the free use and enjoyment, passage or convenience of another Resident is prohibited.
15. **CONDITION OF PREMISES:** **RESIDENT** acknowledges that he has authorized MW Wesley Development LLC examine the premises and that said premises, all furnishings, fixtures, furniture,

plumbing, heating, electrical facilities, all items listed on the attached inventory sheet (Inventory Sheet will be filled out during move-in inspection), if any, and/or all other items provided by Lida Management 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. At the termination of this Agreement, all of the above-enumerated items in this provision shall be returned to Lida Management in clean and good condition except for reasonable wear and tear; the premises shall be free of all personal property and trash not belonging to Lida Management by the time Resident moving out. It is agreed that all dirt, holes, tears, burns, or stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.

16. **ALTERATION AND REPAIRS:** The Resident shall not disturb, annoy, endanger or interfere with other Residents of the building or neighbors, nor use the Premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance upon or about the Premises. Resident shall keep the Premises in a clean and sanitary condition and shall comply with all laws and health and policy requirements with respect to the maintenance of the Rented Premises. Property owner and shall perform an annual unit inspection of apartment (Notice will be given 24 hours ahead). Resident shall properly use and operate all furniture, furnishings and appliances, electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits. Continued lack of proper maintenance or failure to maintain sanitary conditions will be grounds for termination of tenancy. **Resident will be required to bear the expense of the repair if repair condition is caused by negligence or misuse by Residents or their guests.** (1) lack of ordinary care; (2) failure to keep the Premises reasonably clean and sanitary; (3) failure to properly operate and clean appliances and plumbing fixtures; (4) destruction, impairment or removal of any part of the Premises or Property; (5) use of the Premises other than as a residence or use of the living, sleeping, cooking or dining areas for a use other than which they were designed or intended. **If the condition requiring repair does NOT due to ordinary wear and tear, then that Resident shall bear the repair expenses.** Resident is responsible for the replacement of lights bulbs and batteries. **Resident shall promptly notify Lida Management of any condition requiring repairs.** The Resident shall furnish to Lida Management a Work Order for the purpose of requesting repairs in the apartment unit. It is the Resident's responsibility to immediately notify Lida Management of an emergency in the unit or on the premises so that it can be corrected without delay.

17. **EMERGENCY:**

(1) General Emergencies: For emergencies that require immediate attention and response such as fires, burglaries, smell of gas, danger of personal safety and property, please call (911) as soon as possible; also report such events to Lida Management.

(2) Gas Leaks: In the event of a gas leak, please call the Southern California Gas Company at (800) 427-2000 or contact 911 as soon as possible and stay away from the property until such a time that it is safe. Also report such event to Lida Management.

(3) Broken Water Pipelines: In the event of a broken water pipeline near or in your property, please contact (911) and clearly describe your situation to ask for help. Failure to report emergency maintenance issues will result in the responsibility of the Resident for the cost of repairs.

Request made to the emergency maintenance lines that are deemed non-emergency will result in a fine determined by the emergency maintenance assistants.

18. **SMOKE/CARBON MONOXIDE DETECTORS:** Smoking in the premises is prohibited. Tenant who gets complained or detected smoking in the premises will be evicted. The Premises is equipped with at least one (1) smoke alarm. Resident agrees to be responsible for testing all smoke alarms every month whether battery operated or hard-wired by pressing the "Push to Test" button on the detector for about five (5) seconds until the alarm sounds. If there is no sound, Resident agrees to immediately and without delay

inform Lida Management. Resident agrees not to interfere with their normal function or disable any detectors in any manner.

19. **HOUSE, POOL, AND LAUNDRY RULES:** Resident shall comply with all house, pool, pet, and laundry rules attached to this agreement 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. Lida Management shall not be liable to Resident for any violation of such rules by any other Residents or persons. Rights of usage and maintenance of the laundry room and/or pool and pool area are gratuitous and subject to revocation by Lida Management at any time.
20. **CHANGE OF TERMS:** The terms and conditions of this agreement are subject to future change by Lida Management after the expiration of the agreed lease period upon 30 days written notice setting forth such change and delivered to Resident. Any changes are subject to laws in existence at the time of the Notice of Change of Terms.
21. **POSSESSION:** If Lida Management is unable to deliver possession of the Apartment to Resident on the agreed date, because of the loss or destruction of the Apartment or because of the failure of the prior Resident to vacate or for any other reason, the Resident and/or Lida Management may immediately cancel and terminate this Agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this Agreement shall be pro-rated and begin on the date of actual possession.
22. **SUBLEASE, SHORT-TERM LEASE BY RESIDENT:** Your interest in the Resident and this Agreement may not be SUBLEASE, SHORT-TERM LEASE or otherwise transferred without Lida Management's consent. Without Lida Management's consent, you can not advertise the Residence on Airbnb, Couchsurfing, Craigslist, or any other advertisement or listing service. Any SUBLEASE or SHORT-TERM LEASE (whether by your voluntary act, operation of law, or otherwise), will be void, and Lida Management may elect to treat it as a non-curable breach of this Agreement.
23. **ASSIGNMENT AND TRANSFER:** Assignment during the lease term, without the Lida Management's written consent, shall be considered a breach of this agreement. Resident must notice Lida Management 30 days in advance if Resident has transfer or assignment requirements. Resident shall pay additional assignment fee of \$200.00 per person. New Resident shall sign Assignment Agreement and relevant document with Lida Management and follow Lida Management Housing Rules. No Transfers are permitted when the transferring lease agreement expires within 4 months, details on lease transfer policy upon request.
24. **RESIDENT'S OBLIGATIONS UPON VACATING PREMISES:** Upon termination of Agreement, Resident shall: (a) give Lida Management all copies of all keys or opening devices to Premises, including any common areas; (b) vacate Premises and surrender it to Lida Management empty of all persons; (c) vacate any/all parking and/or storage space; (d) clean Premises, including professional cleaning of carpet and drapes(if applicable); (f) give written notice to Lida Management of Resident's forwarding address.
25. **BREACH OF CONTRACT/EARLY TERMINATION:** If for any reason Resident vacates the Premises prior to the term as agreed in the Lease Agreement or any Extension Period, **Resident shall pay 100% of the costs to re-lease the Premises until such time that the Premises is re-rented.** Resident shall be responsible to pay for lost rents for the remainder of the Agreement Term as they become due if Lida Management is not able to rent to a new resident. If Resident is not able to rent to a new resident at the same Agreement Rent, Resident will be responsible to pay the difference for the remainder of the Agreement Term.
26. **LEASE AGREEMENT TERMINATION - NATURAL DISASTER:** Lida Management shall not be liable if, because of fire or other disaster, the premise becomes uninhabitable. In such case this Agreement may be terminated by Lida Management, at Lida Management's option, unless the building can be repaired or rehabilitated within thirty (30) days, or unless the damage was caused by Resident or Resident's guests, or household members.
27. **INSURANCE:** Resident's personal property is not insured by Lida Management or Property owner. In any event, including but not limited to a fire, water leaks, earthquake, acts of God, and theft, Lida Management is not liable for any loss or damage to Resident's property and possessions, including but not limited to; furniture, art, clothes, jewelry, money, toys, dishes, cars, electronic equipment and valuables. Lida Management does not have insurance which covers any of the Resident's possessions. Resident

acknowledges that Landlord's/Owner's insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of other causes, nor shall Landlord/Owner/Lessor be held liable for such losses. **RESIDENT HEREBY AGREES TO OBTAIN HIS/HER OWN INSURANCE POLICY TO COVER ANY PERSONAL LOSSES.** Resident is required to carry \$100,000.00 in liability insurance and provide Lida Management with proof of coverage within 15 days before move in. Failure to retain insurance can and will result in termination of the lease contract by resident default.

28. RIGHT OF ENTRY AND INSPECTION :

- o Lessor/Lida Management has the right during the term of this agreement to enter during reasonable hours to inspect the premises, make repairs or improvements or show prospective buyers, mortgagees, workmen, contractors, tenant(s) the property. A 24-hour notice will be delivered.
- o In the event of an emergency, Lessor/Lida Management reserves the right to enter the Premises without notice. It is required that Lessor/Lida Management has a working set of keys and/or security codes to gain access to the leased premises.
- o The resident will not change, or install additional locks, bolts, or security system without the written permission of Lida Management.
- o Unauthorized installation or changing of any locks will be replaced at the Resident's expense.
- o Resident shall be responsible for any or all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of lock.
- o The resident must allow showings and Lessor/Lida Management shall give a 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours.

Lida Management is permitted to make all alterations, repairs, and maintenance that in Lida Management's judgment is necessary to perform. In addition, Lida Management 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 Lida Management. 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 due 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 that Lida Management uses keys to entry the premises for the purpose of having a duplicate made for Lida Management's use.

7. **PARTIAL INVALIDITY:** Nothing contained in this Agreement shall be construed as waiving any of Resident's or Lida Management's rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invade Lida Management this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.
8. **NO WAIVER:** Lida Management's acceptance of rent with knowledge of any default by Resident or waiver by Lida Management of any breach of any term or condition of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be construed as a waiver by Lida Management of said term, condition, and/or right, and shall not affect the validity or enforceability of any other provision of this Agreement.
9. **ATTORNEY'S FEES:** If any legal action or proceeding be brought by either party to this agreement, the prevailing party shall be reimbursed for all reasonable attorneys' fees up to but not more than \$500 in addition to other damages awarded.
10. **ABANDONMENT:** California Civil Code Section 1951.2 shall govern Abandonment. If any rent has remained unpaid for 14 or more consecutive days and Lida Management has a reasonable belief of abandonment of the premises, Resident will be given a written notice by Lida Management to pay or to vacate within 18 days. Resident's failure to respond to said notice and pay the unpaid balance as required by law shall allow Lida Management to reclaim the premises. In addition, if Resident is in default (including

abandonment), this lease terminates, the security deposit will be forfeited, and Lida Management has the right to reclaim the Premises and assume the new lease. Resident shall reimburse Lida Management for any costs incurred to reclaim and re-rent the Premises, and any costs incurred to restore the Premises to the similar condition as provided to Resident at the commencement of the lease.

11. **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 Lessor/Lida Management (including a collection agency) to obtain Resident's consumer credit report, which Lessor/Lida Management 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.
12. **LEAD WARNING STATEMENT:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lida Management must disclose the presence of known lead-based paint hazards in the dwelling/management online system. Residents must also receive a federally approved pamphlet on lead poisoning prevention.

Lida Management/RESIDENT DISCLOSURE (Initial)

_____[Staff Initials] Lida Management's representative initials (on left) mean Lida Management has no knowledge of lead-based paint and/or lead-based hazards in or on the Premises and Lida Management has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in or on the Premises, and

_____[Tenant Initials] RESIDENT'S initial (on left) indicate that Resident has received a copy of a "Protect Your Family from Lead in Your Home", and that Resident shall notify Lida Management promptly in writing of any deteriorating and/or peeling paint.

13. **MOLD:** The Property Owner has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold contamination. Resident agrees to accept full responsibility and maintain the premises in a manner that prevents the occurrence of an infestation of mold in the premises. Resident also agrees to immediately report to the Lida Management any evidence of water leaks, excessive moisture or lack of proper ventilation and evidence of mold that cannot be removed by cleaning.
14. **NOTICES:** All notices to Resident shall be served at Resident's apartment / house or Resident's E-mail / We-chat whether or not Resident is present at the time of delivery and all notices to Lida Management / AUTHORIZED.

PERSON shall be served by first class mailing to:

Person Authorized To Manage Property/Authorized to Receive Payment of Rent:

Name: Lida Management Homes L.A., inc. Address: 1183 Rolland Curtis Pl. Los Angeles, CA 90037

15. **INVENTORY:** The Apartment contains the following items for use by Resident: The inventory list is subject to the signatures by both the Resident and Lida Management at the time of move-in of Resident. Resident further acknowledges that the subject premises are furnished with the additional furnishings listed on the attached inventory and that said attached inventory is hereby made part of this agreement.
16. **KEYS AND LOCKS:** Tenant are prohibited to rekey any existing locks, including apartment entrance door locks and bathroom/pantry/laundry locks etc. Any such actions will be fined a maximum of \$200 due to the locksmith cost and other further costs. Tenant is liable for lost keys and may not duplicate unduplicable keys. Change lock on bedroom door for privacy reasons shall apply to Lida Management in advance, if permitted, tenant will be responsible to change the original lock back on before end of lease. Such tenant shall leave bedroom door open when requesting maintenance in the bedroom, otherwise can result in a fine of \$50 for failing to enter.
17. **ENTIRE AGREEMENT:** This Agreement constitutes the entire Agreement between Lida Management and Resident. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid. The undersigned Residents are jointly and severally responsible for all obligations under this agreement and shall indemnify Lida Management for liability caused by the actions (omission or

commission) of Residents, their guests and invitees. Renter has relied on his own judgment in entering into this agreement. Resident agrees to determine and sign within 3 workdays after lease sent, Lida Management has entire right to cancel draft lease after with no receipt of signing back or "put on hold" request.

18. **NOTICE:** Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

19. **RECEIPT OF AGREEMENT:** The undersigned Resident hereby certifies that he/she is fluent in the English language and has read and completely understands this Agreement and hereby acknowledges receipt of a copy of this "Lease Agreement."

[Tenant Initials] RESIDENT'S
initials.

Lessees:

Shang Xiang
Xiangshang4@gmail.com

_____, Date _____

Lessor:

Wenhao Mu, Manager of
Lida Management
(614) 906-5031
wenhaomu@usc.edu

_____, Date _____

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

Addendum House Rules

Dear Resident:

We appreciate that you have chosen our property as your new home. We welcome you to your new home and extend our best wishes to you. With your comfort and safety in mind, we make these requests:

1. HOUSE ENTRY AND INSPECTION:

House will be inspected on a periodic basis.

All House will be treated periodically for pest control. Lida Management will notify you in advance. Residents must cooperate in preparing their house for this service.

Landlord or Lida Management by themselves or with others, may enter, inspect and/or repair the premises at any time in case of emergency or suspected abandonment. Lida Management 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. Lida Management is permitted to make all alterations, repairs and maintenance that in Lida Management's judgment is necessary to perform. In addition, Lida Management has the right to enter pursuant to Civil Code Section 1954.

2. MULTIPLE RESIDENTS ON ONE LEASE:

1. Each Resident is jointly and severally liable for all Lease Agreement obligations, including and without limitation the payment of rent and fees. If Resident, any invitee or occupant violates the Agreement or House Rules of Lida Management, all Residents are considered to have violated the Agreement. Lida Management will not be responsible for classifying liability under such circumstances.
2. Requests and notices to any Resident constitute notices to all Residents and Occupants. Notices and requests from any one Resident shall constitute notice from all Residents. The undersigned Residents are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify Lida Management for liability caused by the actions (omission or commission) of Residents, their guests and invitees.

3. MULTIPLE RESIDENTS ON SEPARATED LEASES:

1. Living Area and Common Area. Living Area refers to any enclosed space designated to be resident in. Private living resident shall be responsible for the area by him/herself, shared living resident shall be jointly and severally liable for their living area. Common Area refers to open areas that any resident in the premises can get access to, such as Living room/Dining/Kitchen/Stairway/Hallway/Laundry, if applicable/Patio or Balcony if applicable etc. Each Resident in the premises is jointly and severally liable for common area.
2. Responsibility Determination: Resident has the obligation to report any perceived damage to the premises in a timely manner. The reason is that it is difficult to identify long ago responsibility issue when the residents move out. In such cases, Lida Management can only determine the responsibility from the relevant residents according to certain areas.

4. UTILITIES

1. Resident agrees not to use any utilities in a wasteful, unreasonable or hazardous manner.
2. If the rent on original lease signed by Resident does not include some/all utilities, Resident agrees to open and manage utilities all by own, Lida Management has no obligations to manage utilities circumstances. If Resident need to open and manage utility bills afterwards, shall contact Lida Management in advance, during which time any usage before new utility account opening shall be paid off by Resident.

5. MAINTENANCE

Landlord take care of work relating to the property's roof, foundation, or any repairs involving the city's Historical Commission. **Any change or modify the premises without lessors' written approval will be regarded as damage to the premises.** Please, also report to the Lida Management team with a written notice stating what item(s) need service or repair and give Lida Management or Landlord a reasonable time and opportunity to service or repair that item(s), so that we may do our best to assist you. The resident must know that certain item(s) is required replacement part which takes time for item's ordering and delivering.

When maintenance and repair is required due to the neglect of a Resident, the Resident shall be responsible for the payment of such repair. This refers for example,

- (1) lack of ordinary care;
- (2) failure to keep the Premises reasonably clean and sanitary;
- (3) failure to properly operate and clean appliances and plumbing fixtures;
- (4) destruction, impairment or removal of any part of the Premises or Property; or any damages caused by failure to file report on maintenance request;
- (5) use of the Premises other than as a residence or use of the living, sleeping, cooking or dining areas for a use other than which they were designed or intended.

6. VEHICLES AND PARKING:

1. Bicycles, skateboards, roller skates/blades or scooters are not to be ridden within the complex. Anyone riding a bicycle, skateboard, roller skates/blades or scooter across landscaped areas shall be held liable for damages incurred. Bicycles must be parked in racks provided especially for this purpose, where available.
2. Traffic in driveways and parking areas shall not exceed five (5) miles per hour.
3. Parking Space is Limited per Unit upon availability of the community parking spots. If additional parking space is needed it may be permitted from the Landlord/Property manager, the additional charge of such parking space will be at Landlord/Property Manager's requirement. The additional parking space is not guaranteed.
4. Resident read and understand the signs on street, any action that violate the sign that is fined by local parking patrol or city department shall be at resident's cost.
5. All cars and motorcycles using parking areas must have a valid parking sticker, if requested.
6. Park only in areas where parking is permitted; automobiles parked in violation of parking rules or signs will be towed away at vehicle owner's expense. Towing request could be from any relevant party, it is not Lida Management's responsibility to contact towing company.
7. VISITOR PARKING IN DESIGNATED AREA ONLY, if provided.
8. Recreational vehicles and trailers are prohibited. Unregistered, derelict or inoperative vehicles may NOT be kept on the premises. Such vehicles will be towed away at vehicle owner's expense. No repair or maintenance work on vehicles is permitted at any time on the premises. No spare parts are to be left lying in public areas or in public view. Storage of personal items of any kind is not permitted in your assigned parking space.
9. Vehicle oil leaks or fluid loss is prohibited and must be cleaned immediately. Residents are responsible for keeping their assigned parking areas clean, and keeping their vehicles in good condition in order to avoid any spillage. Any cost of such negligence by Resident will be charged to Resident.
10. All vehicles are to be locked at all times. Lida Management is not responsible for any vehicles or their contents.

11. Car washing and/or repairs is prohibited on the premises or in the community.
12. Landlord or Lida Management have no responsibility for the care or protection of any vehicle or its content while it is on Premises. Valuables should not be left in parked vehicles at any time. Vehicles should be locked with no personal items visible when not in use. Thefts or damages that occur should be immediately reported to the Los Angeles Police Department or the local Police Department.

7. GENERAL PROVISIONS:

1. Maintenance needs should be reported to the Lida Management customer service, report in the online system, as soon as possible.
2. Residents should take care not to lock themselves out of their apartments. A service charge may be imposed upon offenders.
3. Residents may not alter any lock or install a new lock on any door on the premises without the consent of the Lida Management. Lida Management must have a key to any locks installed or changed in order to ensure access to the apartment in emergencies and for maintenance.
4. Lida Management is not responsible for delivery of messages, materials, or mail. Residents are urged to purchase rental insurance. Lida Management is not responsible for lost or stolen property.
5. Residents will be held responsible for their visitors' actions.
6. No additional appliances including, but not limited to, portable and/or stationary dishwashers, washing machines, clothes dryers, refrigerators, stoves and freezers will be permitted on the premises. There are no exceptions.
7. The resident is responsible to keep all appliances applied in premises in good condition, Resident is aware that the cost of repairs caused by any misuse of the premises or the repair any physical damage caused by Resident or the invitees.
8. Waterbeds are not permitted without consent of Lida Management. Proof of adequate waterbed insurance must be provided to the Lida Management.
9. Do NOT use abrasives to clean your tub and shower. Use only cleansers formulated for fiberglass tubs and showers to preserve the shine and luster and keep them clean.
10. Lawns areas are not to be used as playgrounds, as recreation areas, or walkways.
11. The fire department prohibits the blocking of stairwells and doorways by any object; moreover, you may not store combustible materials anywhere within the complex.
12. Entrances to apartments are to be kept clear at all times. No boxes, mops, or litter of any kind will be allowed. All door mats are to be of a type that may be hosed off and will not stain the concrete. Pieces of carpet as door mats are not permitted.
13. Balconies and/or patios are not to be used as storage areas. Indoor furniture, trash, and other household items are not to be kept on the balcony and/or patio. Any type of carpeting or floor covering is prohibited. All plants must have plastic saucers under them. No plants or other items may be placed on the railing. Overall weight of plants must be considered to prevent possible structural damage to the building. Barbeques are not permitted on balconies or patios at any time.
14. Trash must be placed inside specially provided trash bins; boxes must be broken down to fit into trash bins. Bulky items such as furniture, beds and appliances may not be placed in or about the trash bin.
15. If there are trash chutes in your building, trash must be in small, closed bags and deposited in the trash chutes provided on each floor. Do not force large items into the trash chutes. Please take them to the trash bin. Do not leave them in the trash room.
16. Laundry or other articles may not be hung outside or from balconies. Fully equipped laundry rooms are provided for all laundering needs. Observe posted hours. Please keep the laundry room clean at all times.
17. We trust you to do your utmost to keep the interior halls, laundry rooms and grounds clean.

18. No pets or animals (including fish) shall be kept within the apartment or on the premises without written approval of Lida Management. Pets owned by your visitors are not permitted on the premises. (The local animal regulatory agency will be called if a pet is found).
19. Resident agrees upon threat of eviction not to engage in or permit members of the household or their guests to engage in any criminal activity, including drug-related criminal activity, whether in the unit, in the common areas, on the project grounds, or within 500 feet of the property. This includes disturbance or acts of violence that damage or destroy the dwelling unit or disturb or injure other Residents.
20. Resident agrees to notify Lessor/Lida Management at least 2 months prior to move out.
21. Fees will be charged if the manager has to come out to stop any noise after hours, in the amount of \$3,000.00.

We must stress that persons found in violation of any of the above Rules and Regulations will be held liable and will be subject to immediate notice to vacate.

These rules have been put in place to assure you of a pleasant and comfortable place in which to live and call your home. Thank you for your cooperation. These Rules and Regulations are subject to change upon (60) days notice.

Lessees:

Shang Xiang _____, Date _____
Xiangshang4@gmail.com

Lessor:

Wenhao Mu, Manager of
Lida Management _____, Date _____
(614) 906-5031
wenhaomu@usc.edu

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

Addendum Requirement of Renter's Insurance

1. Addendum. This addendum is entered into on the date below between the parties signed below. It is intended to be a part of the lease agreement between the parties for leasing a Residential rental unit.

Resident(s): Shang Xiang
Premises: 512 Veteran Ave. Los Angeles, CA 90024

Acknowledgment concerning insurance or damage waiver. You understand that our property and liability insurance may not protect you, your guests or any occupants against loss or damage to personal property or belongings, or cover your liability for loss or damage caused by your actions of those of any other occupant of the dwelling or any guest. You understand that by not maintaining a renter's or liability insurance policy, you may be liable to us and others for loss or damage caused by your actions of those of any occupant or guest in the dwelling. You understand that paragraph 27 of the Lease Agreement requires you to maintain a renter's or liability insurance policy, which provides limits of liability to third parties in an amount not less than \$100,000 per occurrence. You agree to maintain, at your own expense, during the Term of the Lease and any subsequent renewal periods, a renter's or liability insurance policy satisfying these requirements. Liability insurance does not protect you against loss or damage to your personal belongings – only a renter's insurance policy does this.

2. **Election of insurance coverage or damage waiver.** You agree to the following with respect to your renter's insurance: You agree to purchase liability insurance from an insurance company of your choice. **If you purchase the required insurance from an insurance company, you will provide us with written proof of compliance with this Lease Addendum on or within 15 days before move in, and any time we request it. Failure to retain insurance can and will result in termination of the lease contract by Resident default.** Your insurance company will be required to name Lida Management company as an 'interested party' whereby we will receive notices of your plan's pending cancelation or actual policy cancelation.
3. If Resident fails to provide sufficient proof of personal liability insurance to Owner within two days after the Start Date, or if Resident's insurance is cancelled during the term of this Housing Agreement, then Owner may, at its option, purchase such coverage on Resident's behalf and in Resident's name, for a one-year period beginning on the date of purchase; in such case, Resident agrees to such insurance purchase and agrees to promptly reimburse Owner for the cost (approximately \$130) as additional Rent. Owner also strongly recommends that Resident maintain insurance covering Resident's personal property or belongings, which Resident may elect to purchase. Neither Owner nor any of its employees, representatives or agents assumes any liability, directly or indirectly, for loss or damage to the personal property of Resident or others by fire, theft or any other cause. Any personal property remaining in the bedroom space and/or apartment at the end of the Term or after earlier termination of this Agreement will be considered abandoned by Resident and may be disposed of by Owner at the risk and expense of Resident, with Owner maintaining a landlord's lien for unpaid rent as provided by law. Owner will not be liable or responsible for storage or disposition of the Resident's personal property.

Lessees:

Shang Xiang _____, Date _____
Xiangshang4@gmail.com

Lessor:

Wenhao Mu, Manager of
Lida Management _____, Date _____
(614) 906-5031
wenhaomu@usc.edu

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

Addendum Parking Agreement

Parking management policy is as follows, please read carefully:

1. Each house has assigned parking spots for 2 cars without any extra charge. For any additional parking spot, availability is not guaranteed. Parking spaces follow the **First Come. First Serve** Policy. Tenants will be responsible to negotiate with other roommates to allocate parking spots;
2. If current tenant's unit has available assigned parking spaces, tenant has priority to use assigned parking from his/her unit;
3. If assigned parking spots have been fully occupied by other roommates, we can help but not responsible for coordinating tenants in other houses, the price should be determined based on the negotiation; the result of coordinating is not guaranteed;
4. If the parking garage needs a remote control/clicker to open, the price of any remote control is \$50.00; if the remote control/clicker is not in good condition and functioning, the replacement fee will be deducted from associated tenant's security deposit. Tenants will be responsible for battery changing;
5. Tenant will submit his/her vehicle information, insurance information, driver's license information to Lida Management, any damage or stolen issue will be held by the insurance company. Property management or Lida Management is not liable for such issues;
6. The parking space is designed for residents of the building use only. It is prohibited to sublet parking space, or make a profit upon parking space, use as storage or other use. The car parked in space must be under resident's name, and registered to Lida Management, any car that is not registered will be towed at such car owner's expense;
7. Rental cars. The return date of such cars shall not be earlier than the lease term;
8. High volume cars. No high volume cars allowed to park in the parking garage.

Should the Lessee(s) fail to comply with any part of this Parking Agreement, Lessor reserves the right to revoke permission to park within our property line. In such event, Lessee(s) agree(s) to permanently remove the car from the premises within 48 hours of receiving notice thereof from Lessor; failure to comply with the same shall be grounds for immediate termination of the Apartment Lease.

Lessees:

Shang Xiang _____, Date _____
Xiangshang4@gmail.com

Lessor:

Wenhao Mu, Manager of
Lida Management _____, Date _____
(614) 906-5031
wenhaomu@usc.edu

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

Addendum Pet Agreement

THIS AGREEMENT is hereby attached to and made a part of the Apartment Lease dated _____, by and between MF Development LLC for Owner, Lessor, and Lessee(s) for the premises located at _____.

WHEREAS, the Lessee(s) desire(s) to keep a certain pet described below on the said premises and the Apartment Lease prohibits allowing pets on the premises; the Apartment Lease is hereby amended to grant such permission to the Lessee(s) for this permission, the Lessee(s) agrees as follows:

1. To deposit with the Lessor a "Pet Deposit" in the amount of \$250.00 (Two Hundred and Fifty Dollars) which shall be held as security for the faithful performance of this Pet Agreement;
2. To pay a Nonrefundable Fumigation fee in the amount of \$250.00 (Two Hundred and Fifty Dollars);
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
3. To keep the pet from damaging any property belonging to the Lessor, Owner/Agent or others;
4. To immediately pay for any injury, damage, loss, or expense caused by the pet.
5. To keep the pet under control at all times;
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling;
7. Not to leave the pet unattended for any unreasonable periods;
8. To hold the Lessor, harmless from all liability arising from the Lessee(s) ownership or keeping of the pet, including but not limited to any liability resulting from Lessor turning said pet over to local authorities should the pet be found unsupervised;
9. To dispose of the pet's droppings properly and quickly;
10. Not to leave food or water for the pet outside of the dwelling;
11. Not to keep the pet's offspring on the premises for longer than 4 weeks after birth;
12. To provide the Lessor with evidence of current rabies registration, if said pet is a dog.

The permission granted herein shall be limited to a certain pet named _____ and described as follows:

Type of Pet _____ Breed _____ Color _____
Full Grown Weight _____ Full Grown Height _____

Should the Lessee(s) fail to comply with any part of this Pet Agreement, Lessor reserves the right to revoke permission to keep the pet. In such event, Lessee(s) agree(s) to permanently remove the pet from the premises within 48 hours of receiving notice thereof from Lessor; failure to comply with the same shall

be grounds for immediate termination of the Apartment Lease.

Lessees:

Shang Xiang _____, Date _____
Xiangshang4@gmail.com

Lessor:

Wenhao Mu, Manager of _____, Date _____
Lida Management
(614) 906-5031
wenhaomu@usc.edu

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.