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This Lease Agreement ("Agreement") is made effective as of the 30th day of May, 2025 ("Effective Date"), by and between cbjckjc ("Landlord"), with a legal address at dhjddkd, and cjcmjc ("Tenant"), whose legal address is cbjxndjjdndjjd. The property subject to this lease is located at dhjdndkkd djndkd d ("Premises"). WHEREAS, the Landlord is the lawful owner of the Premises and desires to lease the Premises to the Tenant; and WHEREAS, the Tenant desires to lease the Premises from the Landlord for the term, at the rent and upon the conditions herein set forth; and WHEREAS, both parties wish to set forth the terms and conditions under which such lease will occur; and WHEREAS, the parties intend this Agreement to be legally binding and governed by the laws of the United Kingdom (GB); NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Definitions "Commencement Date" means the 30th day of May, 2025. "Termination Date" means the 11th day of June, 2025. "Rent" refers to the monthly payment from Tenant to Landlord in the amount of 500 Japanese Yen (¥). "Security Deposit" refers to the payment of 450 Japanese Yen (¥) made by Tenant to Landlord. "Maintenance" refers to all responsibilities for the upkeep of the Premises as assumed by the Landlord. "Utilities" includes all services such as water, electricity, gas, and internet provided at the Premises and included in the Rent.
2. Lease Term The lease term will commence on the Commencement Date and shall terminate on the Termination Date, unless earlier terminated as provided herein.
3. Rent The Tenant agrees to pay the Landlord Rent in the amount of 500 Japanese Yen (¥) per month. The Rent shall be payable on the first day of each month during the term of this Agreement.
4. Security Deposit The Tenant shall pay the Landlord a Security Deposit in the amount of 450 Japanese Yen (¥) prior to the Commencement Date. The Security Deposit shall be held by the Landlord as security for the performance of Tenant's obligations under this Agreement.
5. Maintenance and Repairs The Landlord shall be responsible for all maintenance and repairs of the Premises, ensuring that the Premises remain in a habitable condition throughout the term of the lease.
6. Utilities The Landlord agrees that all utilities are included in the Rent, and shall ensure that all such services are kept in good working order.
7. Governing Law This Agreement shall be governed by and construed in accordance with the laws of the United Kingdom (GB), without giving effect to any principles of conflicts of law.
8. Dispute Resolution Any disputes arising out of or related to this Agreement shall be resolved through court litigation in the governing jurisdiction of the United Kingdom (GB).
9. Entire Agreement This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings, agreements, or representations by or between the parties, written or oral, to the extent they relate in any way to the subject matter hereof.
10. Amendment No amendment, modification, or addition to this Agreement shall be effective unless it is in writing and signed by both parties.
11. Notices Any notice required or permitted by this Agreement shall be in writing and shall be delivered as follows with notice deemed given as indicated: (i) by personal delivery when delivered personally; (ii) by overnight courier upon written verification of receipt; (iii) by telecopy or facsimile transmission upon acknowledgment of receipt of electronic transmission; or (iv) by certified or registered mail, return receipt requested, upon verification of receipt.
12. Severability If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the Effective Date first above written. Landlord: cbjckjc

(Signature) Tenant: cjcmjc _____
(Signature) Date: May 30, 2025