

# LEASE CONTRACT

This Lease Contract for apartment, subject to the terms and conditions set forth in following Articles, is hereby made between Roomshare Co., ltd. hereinafter referred to as “Lessor” and \_\_\_\_\_ hereinafter referred to as “Lessee”, on

## Article 1 <Description of the Leased Premises>

Lessor hereby agrees to lease to Lessee and Lessee hereby rents from Lessor the apartment specified below (hereinafter referred to as the “Premises”).

- ① Location:
- ② Name of the Premises:

## Article 2 <Purpose of Use of Premises>

Lessee shall not use the said Premises, or any part of thereof, for any purpose other than that of residence for himself / herself.

## Article 3 <Term of Lease>

The term of lease shall be for two full years to commence on the \_\_\_\_\_ and to end \_\_\_\_\_.

## Article 4 <Rental>

Lessee shall be liable to use the Premises with care in good faith.

The monthly rental shall be \_\_\_\_\_ yen, which Lessee must pay in advance on or before 15th of the preceding month into such bank account designated by Lessor. When rental is for a period of less than one month, it shall be pro-rated by a daily rate. Lessee shall bear charges of the bank transfer.

## Article 5 <Deposit>

Concurrently with the signing of this Lease Contract, Lessee shall place with Lessor as deposit the sum of \_\_\_\_\_ yen, equivalent to one month rental.

## Article 6 <Various Charges to be borne by Lessee>

Lessee shall pay, in addition to rental specified in the preceding Article 4, the utility charges for electricity, water, gas, as well as any other charges that Lessee shall be liable to pay. With regard to matters not specifically provided for in this Lease Contract, Lessor and Lessee shall mutually settle such matters by deliberation between them.

## Article 7 <Repairs, Maintenance>

1. Lessor shall bear the cost of repairs due to natural calamity, disaster or any other casualties.
2. The cost of repairs which become necessary due to an intentional or negligent act of Lessee shall be borne by Lessee.

#### Article 8 <Duty of Due Care>

When Lessee uses the Premises, he/she has a duty of the diligence of a good custodian. Lessee is prohibited from doing any of the following acts.

- ① To conduct in any matter that may harm the Premises.
- ② To violate ordinance of the city or town where the Premises is located.
- ③ To conduct any act of nuisance to the neighborhood.
- ④ To carry into dangerous objects.
- ⑤ To keep animals.

#### Article 9 <Prohibition of Sublease>

Lessee is prohibited to sublease the Premises(including joint use, free use to others, and any other acts similar thereto), without the written consent of Lessor.

#### Article 10 <Reparation for Damages>

1. In the case that Lessee or Lessee's visitors harm a third party either intentionally or negligently, the trouble shall be settled between the persons concerned. Lessor has no concern with the trouble.
2. Lessor shall not be held responsible to Lessee for losses or damages resulting from natural calamity, disaster, fire, theft and other causes unless Lessor committed a serious fault.

#### Article 11 <Cancellation of Lease Contract>

1. Lessor shall have the right to cancel the Lease Contract without any notification to Lessee, in the case where:
  - a) When Lessee delays the payment of rental for more than seven (7) days.
  - b) When Lessee goes bankrupt.
  - c) When Lessee has his assets seized by a financial institution or draft is dishonored.
2. If Lessor or Lessee suffers any losses as a result of cancellation caused by the other party's fault, they shall be entitled to demand for the other party to compensate.

#### Article 12 <Cancellation of Lease Contract before Expiration of Term of Lease>

An application for cancellation under the provision of Article 3 shall be in a written form. Lessor may offer Lessee the cancellation of this Lease Contract with two (2) months or more prior written notice.

Lessee may offer Lessor the cancellation of this Lease Contract with one (1) month or more prior written notice. In this case, this Lease Contract shall be terminated at the time of the finishing the term of the prior notice with the consent of the other party.

#### Article 13 <Vacation and Restitution>

Lessee shall follow the provisions below when this Lease Contract is terminated due to expiration of term of lease, or due to causes that Lessee is responsible for.

- ① Lessee shall restore the leased Premises to the condition when first delivered, and complete vacating said Premises.
- ② In case there are any objects remaining which belong to Lessee within the leased Premises after the termination of this Lease Contract, Lessee hereby renounces thereto, and Lessor shall be entitled to remove or dispose of them and to demand the cost of removal or disposal required from Lessee.

- ③ In case Lessee fails to vacate the leased Premises concurrently with the termination of this Lease Contract, Lessee shall pay to Lessor damages for use of the leased Premises at the rate of the daily rental from the day following such termination until the day of actual vacancy.

Article 14 <Matters not Specifically Provided For>

With regard to matters not specifically provided for in this Lease Contract, or when any disputes arise hereafter under this Lease Contract, Lessor and Lessee shall mutually settle such matters in sincerity by deliberation between them in accordance with laws concerned and custom.

Article 15 <Additional Agreements>

- ① To use an oil (kerosene) heater is not allowed.  
② If Lessee loses or damages the key, Lessee shall bear the fee for replacement of 21,000 yen.  
③ The minimum term of lease contract is six(6) months. Even if Lessee vacates the premises before the lease ends, Lessee shall pay six months rental.

This Lease Contract has been prepared in duplicate and signed and sealed by the contracting parties, each of whom shall possess one copy.

Date : \_\_\_\_\_ (Year) \_\_\_\_\_ (Month) \_\_\_\_\_ (Day)

Lessor

Address: 1-6-52 Katsuradai, Aoba-ku, Yokohama-shi, Kanagawa  
Name: Roomshare Co., ltd. (Seal)  
TEL: 045-517-0644 FAX: 045-777-0455 E-mail: info@gh-oneroom.com

Lessee

Address: \_\_\_\_\_  
Name: \_\_\_\_\_ (Seal)  
Telephone number: \_\_\_\_\_  
e-mail address: \_\_\_\_\_

Person to contact with in case of emergency

Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Telephone number: \_\_\_\_\_