

租赁合同

Lease Contract

出租人（甲方）Lessor (hereinafter referred to as Party A) :

承租人（乙方）Lessee (hereinafter referred to as Party B) : ANTONE PIENARR

根据国家有关法律、法规和有关规定，甲乙双方在平等自愿的基础上，经友好协商，就甲方将其合法拥有的房屋出租给乙方使用，乙方承租使用甲方房屋事宜，订立本合同。

In accordance with relevant Chinese laws, decrees and pertinent rules and regulations, Party A and Party B have reached an agreement through friendly consultation to conclude the following contract.

一、物业 Property:

甲方同意将其所有的位于上海市东晖花苑, 打浦路 398 弄 1 号 2806室房屋及其设施在良好及可租赁的状态下租给乙方居住和使用，产权证号为： ，出租房的面积总计约 平方米。

Party A hereby agrees to lease its property located at No.398 Dapu rd, Building. 1st, Room. 2806 in Shanghai and the related facilities in good and tenantable condition to Party B for use, property right number: , the size of leased property is approximately m²

二、租赁期 Term of Tenancy:

1. 租赁期为自 2023 年 8 月 11 日至 2025 年 8 月 10 日。甲方应于 2023 年 8 月 11 日前将房屋腾空并交付乙方使用。

The above property is hereby leased, commencing on Aug (month) 11th (day) 2023 (year) and expiring on Aug (month) 10th (day) 2025 (year). Party A will clear the property and provide it to Party B for use before Aug (month) 11th (day) 2023 (year).

2. 租赁期满，甲方有权收回全部出租房屋，乙方应如期交还。乙方需继续承租该房屋的，则应于租赁期满前一个月，向甲方提出续租书面要求，经甲方同意后签订新的租赁合同。

On expiry of the tenancy, Party A has the right to take back the entire lead property and Party B shall deliver the leased property to Party A. Party B shall apply for extension in writing to Party A one months before the expiration if Party B intends to continue the lease, the new lease contract shall be signed after getting Party A's approval.

三、租金 Rental:

1. 双方议定租金为每月人民币 壹万贰仟伍佰 圆整 (¥ 12500.00) 包含物业费，不包含租金发票。

The rent agreed to by both parties is RMB 12500.00 (¥ 12500.00) per month including Management Fee, without invoice fee.

2. 租金按 叁 个月为壹期一次支付；第一期租金于 2023 年 8 月 11 日以前付清；以后每期租金于每个付款月的第 11 日以前缴纳，先付后住（若乙方以汇款形式支付租金，汇费由汇出方承担）。甲方收到租金后予以书面签收。