



This document was signed on: \_\_\_\_\_ Year \_\_\_\_\_ Month \_\_\_\_\_ Day

## Beijing house rental contract

Lessor (Party A): Song Enhui, Xu Peng

Lessee (Party B): ZONDIE KIRSTEN, STOFFELS GLISSON MARK

Intermediary (Party C): Beijing Lianjia Real Estate Brokerage Co., Ltd.

Address: 5th Floor, Building 1, No. 9 Jiuxianqiao East Road, Chaoyang District, Beijing

In accordance with the provisions of the Civil Code of the People's Republic of China and relevant laws and regulations, Party A and Party B, under the mediation of Party C, shall enter into a contract on an equal and voluntary basis.

The parties have reached an agreement on the following matters concerning the rental of the house:

## Article 1 Basic Conditions of the House

(1) The property is located at Unit 0, No. 201, Building 11, Shuangyu Garden West, Shunyi District, Beijing, with a construction area of 209.00 square meters.

(II) Property ownership status: Party A holds the property ownership certificate, property sales contract and other property source certification documents, property ownership certificate number:

the \_\_\_\_\_ of the house source certificate: X \_\_\_\_\_, Name of the house owner (lessee or buyer of public housing): Song Enhui, Xu Peng, whether house has been mortgaged. Or the name

(III) The leaseholders jointly confirm that if the area and other relevant information displayed on the third-party platform of the house is inconsistent with the information contained in the property certificate, the information contained in the property certificate shall prevail.

## Article 2 Housing rental and registration

Lease purpose: Commercial lease in residential area; if the lease purpose is residential, the number of residents is: 3, and no more than 6 (I)

According to the "Notice on the Announcement of the Per Capita Living Area Standard for Rental Housing in the City and Other Related Issues" issued by Beijing Municipal Housing and Urban-Rural Development Commission, Beijing Municipal Public Security Bureau and Beijing Municipal Planning Commission on July 1, 2013, the per capita living area (usable area) of rental housing shall not be less than 5 square meters, and the number of people living in each room shall not exceed 2 people (except for those with legal maintenance, support and upbringing obligations).

(II) If Party B is not the same as the actual resident, Party B shall provide Party A with the information of the actual resident, as detailed in Annex VII. If the actual resident changes, Party B shall obtain Party A's written consent in advance.

(III) Party A shall, within thirty days from the date of signing the housing lease contract, go to the district housing and urban-rural development or housing authority where the leased housing is located to register and file the housing lease in accordance with the regulations; if there is any change in the registration and filing content, Party A shall go through the change procedures within thirty days from the date of the change.

Party A shall, within three working days from the date of signing the housing lease contract, go to the grassroots management service agency for floating population at the place where the housing is located or through the designated

The rental registration is handled through the information system, and the rental housing information and the information of Party A, Party B and other actual residents are filed in; if there is a change in the residents, Party A

The change registration formalities shall be completed within two working days from the date of the change. If there are non-Beijing residents and Party B needs to apply for a residence card/residence permit,

Party A shall provide relevant certificates and urge and assist Party B to go to the local police station to apply.

If there are foreign residents among the residents, Party A and Party B shall go to the local police station to complete the accommodation registration procedures within 24 hours from the date of signing this contract. If the rental

purpose is non-residential, Party A shall go to the housing administrative department of the location of the house to complete the housing rental contract filing procedures within 30 days from the date of signing the housing rental contract.

## Article 3 Lease term

(I) The housing lease period is from June 15, 2023 to June 14, 2025, a total of 2 years and 0 months. Party A shall deliver the housing to Party B in accordance with the agreed conditions before June 10, 2023. The "House Delivery List" (see Appendix 2) shall be deemed to be delivered after both parties A and B have signed and stamped the house keys and the property has been delivered.

(II) Upon expiration of the lease term or termination of the contract, Party A shall have the right to take back the house, and Party B shall return the house and its ancillary items, equipment and facilities in the original condition after normal use as when Party A handed over the house. Both parties shall inspect and accept the house and its ancillary items, equipment and facilities, as well as the use of water and electricity, and settle the expenses that each party shall bear.



(III) 30 days before the expiration of the lease, the two parties shall negotiate the renewal of the contract. If Party A no longer wants to rent out the house, it shall notify Party B in writing at least 30 days in advance; if it continues to rent out the house, it shall

Under the same conditions, Party B shall have the priority to lease the property, unless Party B fails under the circumstances specified in Item (5) of Article 10.

Party B shall notify Party B in writing at least 30 days in advance.

(I) Rent standard: RMB 16,000.00/(monthly/half-year), total rent: RMB 384,000.00 (in words: three hundred and eighty-four thousand yuan), without the agreement between Party A and Party B, Party A shall not unilaterally increase the rent during the lease term.

Yearly District Yearly District × Payment, the rent payment dates for each period are: 2023.06.15, 2023.09.15, 2023.12.15, 2024.03.15, 2024.06.15, 2024.09.15, 2024.12.15, 2025.03.15.

Party A and Party B choose the following payment method

 Bank transfer: Party A's account name: Song Enhui Bank account number: 6225880123627573 Bank of deposit: Century City Branch, China Merchants Bank, Beijing Branch Third-party payment platform (WeChat, Alipay, etc.) Cash

(II) Deposit: RMB (lowercase) 16,000.00, (uppercase) 16000.00, which should be paid by bank transfer before May 29, 2023.