

# Lease Agreement

## 房屋租赁合同

Agreement No. 合同编号: BIHZ

Landlord (hereafter referred to as "Party A"): Zhu Aming ID No.: 330104195203023051

出租方 (以下简称甲方): 朱阿铭 证件号码: 330104195203023051

Contact number: 13588433310 Contact Address: 杭州市上城区彭埠街道云峰村二区35号

联系电话: 13588433310 联系地址: 杭州市上城区彭埠街道云峰村二区35号

Tenant (hereinafter referred to as "Party B"): BASIS International School Hangzhou

承租方 (以下简称乙方): 浙江杭州钱江贝赛思外籍人员子女学校

Organization Code: 52330000MJ873231XX

组织机构代码: 52330000MJ873231XX

Contact number: 0571-86086182 Contact Address: No. 9 Yulin Road, Shangcheng District, Hangzhou

联系电话: 0571-86086182 联系地址: 浙江省杭州市上城区御临路 9 号

Actual occupant (hereinafter referred to as "Party C"): Shazia Khan ID No.: A09056952

实际居住人 (以下简称丙方): Shazia Khan 证件号码: A09056952

Contact number: 17706815367

联系电话: 17706815367

According to the Civil Code of the People's Republic of China and other relevant laws and regulations, Party A, Party B, and Party C, have voluntarily, equally and in good faith enter into this Lease Agreement (hereinafter referred to as "this Agreement") through consultation.

根据《中华人民共和国民法典》及其他有关法律、法规规定, 甲乙丙三方在自愿、平等、诚信的基础上, 经过协商一致订立本合同。

### Article 1. Address and Condition of the Premises

#### 第一条 房屋地址及状况

1. Party A will lease the premises located in Room 2001, Building 6, Yu Lin Yun Fu, Shangcheng District, Hangzhou City, with an area of 90.84m<sup>2</sup>, ("the Premises") to Party B for the actually residential use of Party C.

甲方将座落于杭州市上城区彭埠街道御临云府6幢2001室, 面积为90.84平方米的房屋 (简称“该房屋”), 出租给乙方, 供丙方实际居住使用。

2. The Premises is for residential use only, and Party B and Party C shall not change the use of the Premises on their own and shall not engage in activities prohibited by laws and regulations in the Premises.

该房屋仅供居住用途使用, 乙、丙方不得自行变更该房屋之用途, 且不得在该房屋内从事法律法规禁止的活动。

## Article 2. Lease Term, Deposit and Other Fees

### 第二条 租赁期限、租金押金及其他费用

1. Term. The lease shall commence on 2025-7-01 and shall terminate on 2026-6-30.

该房屋租赁期限自 2025 年 7 月 1 日起至 2026 年 6 月 30 日止。

2. The monthly rent of the Premises shall be CNY 6100 (☐including tax ☒excluding tax), which shall be paid from Party B to Party A.

该房屋每月租金人民币 6100 元 (☐含税 ☒不含税)，大写：陆仟壹佰元整，由乙方方向甲方支付。

3. The rent of the Premises shall be paid ☐quarterly ☒semi-annually, and Party B shall pay the rent to Party A ☐before the \_\_\_\_\_ of each quarter ☒before 2025-6-20, 2025-12-20 of each half year.

**Before Party B pays the rent, Party C shall apply to Party A for providing ordinary VAT fapiao issued to Party B. Party C shall be responsible for submitting the qualified fapiao to Party B and apply for the payment of rent; Party B shall not be liable for any breach of contract and adverse consequences of late payment due to Party A's late provision of fapiao; The relevant responsibility of late payment caused by Party C shall be borne by Party C.**

During the lease term, the rent for a non-complete calendar month is calculated as follows: the number of days Party C leases in that month multiplies the daily rent, where the daily rent is calculated as the monthly rent divided by the actual number of days in that month.

During the lease term, Party A shall not unilaterally increase the rent.

租金 ☐按季度 ☒按半年度 支付，乙方应当于 ☐每季度 \_\_\_\_\_ 前 ☒每半年 2025-6-20, 2025-12-20 前，向甲方支付租金。

乙方支付租金前，丙方应向甲方申请提供开具给乙方的增值税普通发票，丙方应负责将符合要求的发票提交至乙方并申请支付租金；因甲方逾期提供发票导致乙方逾期支付租金的，乙方不承担违约责任及不利后果；因丙方原因导致乙方逾期支付租金的，相关责任由丙方承担。

租赁期限内，非完整自然月租金计算方式为：丙方在该月租赁天数\*日租金，其中日租金=月租金÷当月实际天数。

租赁期限内，甲方不得单方面提高租金。

4. The deposit of the Premises shall be CNY 6100, which shall be paid by Party B within days after signing this Agreement. Party A shall issue a receipt to Party B after Party A confirms that the deposit is received.

该房屋押金为 6100 元，签订合同后由乙方在 1 日内付清，甲方确认押金入账后应向乙方开具收据。

5. The water, electricity, gas, subscription fee and other related payment shall be paid by Party C during the lease term, and shall be paid as agreed in this Agreement.

租赁期内水、电、煤气、收视费等相关费用由丙方支付，并按规定如期缴纳。

### 6. Rent collection account information:

房租收款账户信息：

Receiver 收款人：朱阿铭

Bank Name 银行名：杭州联合银行

Account Number 账号：6230 9101 9917 8811 515

---

### **Article 3. Responsibilities and Obligations of Party A**

#### **第三条 甲方责任和义务**

1. Party A shall deliver the Premises and the related facilities on time and ensure the normal use of the facilities. If Party A fails to deliver the Premises and the related facilities as agreed in this Agreement, Party A shall pay Party B twice the daily rent as liquidated damages for each day of delay. Party A shall explain the condition of the Premises to Party C upon delivery, including precautions for the use of air conditioning, lighting, electricity, fire safety and other matters. After Party A and Party C have inspected the Premises, Party A and Party C shall sign the Inspection Checklist or similar documents to confirm that the delivery and acceptance obligations of both parties have been completed.

甲方须按时交付房屋及附属设施，确保设施正常使用。如未按合同约定交付的，每逾期一日甲方需向乙方支付日租金的两倍作为违约金。甲方交付时应向丙方说明租赁房屋的情况，包括空调、照明、用电、消防等使用注意事项，甲丙双方对租赁房屋进行查验后，应签署交割清单或类似文件，确认双方的交付/接收义务已完成。

2. During the lease term, Party A shall ensure the safe use of the Premises and bear the responsibility of maintenance and repair. If the facilities are damaged due to quality or natural causes, Party A shall be responsible for repairing and bear the related expenses. If the Premises or facilities are damaged due to unauthorized change of use or improper use by Party C, Party C shall bear the responsibility of repair.

租赁期内，甲方应保证该房屋的使用安全并承担维护修缮责任，若设施因质量原因、自然损害而受到损坏时，由甲方负责修缮并承担相关费用。因丙方擅自改变房屋用途或使用不当造成房屋或设施损坏的，由丙方承担修缮责任。

3. Party A shall ensure that it has the right to lease the Premises. In the event of any transfer of ownership or other changes that may affect the rights and interests of Party C during the lease term, Party A shall ensure that it can continue to comply with all the terms of this Agreement. And if the rights and interests of Party B or Party C are damaged as a result, Party A shall bear the responsibility for breach of Agreement.

甲方应确保对该房屋享有出租的权利，如在租赁期内，该房屋发生所有权转移或其他影响丙方权益的，甲方应保证能继续遵守本合同所有条款，若乙方或丙方权益因此而遭受损害，甲方承担违约责任。

### **Article 4. Responsibilities and Obligations of Party B and Party C**

#### **第四条 乙、丙方责任和义务**

1. If Party B is in arrears with the rent payment under this Agreement, for each day of overdue payment, Party B shall bear liquidated damages at the rate of 2‰ (two per thousand) of the outstanding amount. If Party B is in arrears with the rent payment for cumulative period of one month or more, Party A has the right to terminate this Agreement, take possession of the Premises, and deduct the expenses and liquidated damages payable by Party B directly from the deposit of the Premises. And Party B shall compensate for other losses caused by this.

乙方迟延支付合同租金的，每逾期一日，应按欠付金额的2‰承担逾期付款违约金。乙方逾期支付租金累计达一个月（含）以上的，甲方有权解除本合同，收回该房屋，并有权直接从房屋押金中扣除乙方应付费用及违约金；由此造成的甲方其他损失，乙方应予以赔偿。

2. Party C shall inspect the facilities and quantity equipped according to the Inspection Checklist when accepting possession of the Premises and determine whether they are in good condition. If problems are

---

found during the lease term, the problems should be raised in time and repaired or reconfigured by Party A for reasons other than improper use.

丙方在入住时应按交割清单检查配备的设施与数量，并确定是否完好。租赁期内若发现问题应及时提出，非使用不当原因由甲方修复或重新配置。

3. Party C shall take care of and reasonably use the Premises and its related facilities. If the Premises or facilities are damaged due to improper use by Party C, Party C shall immediately repair or reconfigure them.

丙方应爱护并合理使用其所承租的房屋及其附属设施，由于丙方使用不当造成房屋或设施损坏的，丙方应立即修复或重新配置。

4. Party A has the right to terminate this Agreement and take possession of the Premises if Party C engages in any of the following behaviors during the lease term, and Party C shall compensate for any loss caused by this:

租赁期内丙方有以下行为之一的，甲方有权终止本合同，收回该房屋，由此造成的甲方损失，丙方应予以赔偿：

(1) Making alterations to the structure of the Premises or causing damages of the Premises without obtaining the written consent of Party A, and failure to repair it in time after been notified by Party A; or

未经甲方书面同意，丙方擅自拆改变动房屋内结构或损坏房屋的，经甲方通知但未及时修复的；

(2) Changing the lease use of the Premises, using the Premises for illegal and unauthorized activities or storing dangerous or prohibited items; or

改变房屋租赁用途，利用该房屋进行违法违规活动或存放危险、违禁物品的；

(3) Subletting the Premises without the written consent of Party A; or

未经甲方书面同意，转租他人使用的；

(4) Failure to pay fees that shall be borne by Party C as agreed in Article 2 ( water, electricity, gas, subscription fee and other related payment).

未按本协议第 2 条约定缴纳各项丙方需承担的费用（水、电、煤气、收视费等相关费用）。

## **Article 5. Termination and Expiration of Agreement**

### **第五条 合同解除及届满的规定**

1. If the Premises is damaged or Party A, Party B and Party C suffer losses due to force majeure, this Agreement will be automatically terminated. And Party A, Party B and Party C shall be exempt from liability and will not be held responsible for each other.

如因不可抗力原因，导致房屋损坏或造成合同三方损失的，合同自动解除，三方互不追究责任。

2. During the lease term, none of the three parties shall have the right to unilaterally terminate this Agreement without authorization. In case of special circumstances, one party shall notify the other parties in writing with at least thirty (30) days notification in advance. If Party B or C terminates this Agreement in advance, the deposit paid shall not be refunded. If Party A terminates this Agreement in advance, it shall return the deposit to Party B and other deposits (if any) to Party C within 3 days after Party C surrenders the Premises, and pay Party B liquidated damages equal to the deposit of the Premises.

租赁期内，合同三方均不得擅自解除本合同，如遇特殊情况需解除合同，一方应提前 30 日书面通知其他方。乙、丙方提前解除本合同的，所支付的押金不予退还。甲方提前解除本合同的，应于丙方交还房屋后 3 日内向乙方退还房屋押金、向丙方退还其他押金（如有），并另向乙方支付与房屋押金等额的违约金。

3. If Party C intends to renew the lease upon expiration of the lease term, it shall notify Party A and Party B in writing thirty (30) days in advance, and Party A, Party B and Party C shall negotiate the renewal of the lease collectively.

租赁期满，丙方如需续租的，应提前 30 日通知甲方与乙方，三方另行协商续租事宜。

4. Upon expiration of the lease term, if Party B or C does not renew the lease, Party A shall return the deposit to Party B and other deposits (if any) to Party C within 3 days after Party C surrenders the Premises.

租赁期满，乙、丙方不续租的，甲方应于丙方交还房屋后 3 日内向乙方退还房屋押金、向丙方退还其他押金（如有）。

5. Upon expiration of the lease term, Party C shall surrender the Premises as scheduled; if this Agreement is dissolved or terminated not due to the expiration of the lease term, Party C shall surrender the Premises within 5 days after the dissolution or termination of the Agreement. Party C shall not retain the items or affect the normal use of the Premises. For the items that retained without Party A's written consent, Party A has the right to dispose of them. If Party C fails to surrender the Premises on time, Party C shall pay Party A one day's rent for each day of delay as liquidated damages.

租赁期满后，丙方应如期归还该房屋；如非因租赁期满本合同解除或终止，丙方应于合同解除或终止后 5 日内交还租赁房屋。丙方不得留存物品或影响房屋的正常使用。对未经同意留存的物品，甲方有权处置。若丙方逾期归还，每逾期一日丙方应向甲方支付一日租金作为违约金。

## **Article 6. Miscellaneous**

### **第六条 其他事项**

1. Except for the event of liquidated damages explicitly agreed in this Agreement, if any one of the three parties under this Agreement fails to perform in accordance with the terms of this Agreement, it shall be deemed as a breach of this Agreement, and the three parties agree that the liquidated damages shall be CNY 6100.

除本合同前述明确约定的违约金支付情形外，合同三方任何一方如未按本合同的条款履行，则视为违约，三方同意违约金为人民币 6100 元（大写：陆仟壹佰 元整）。

2. Any dispute arising from the performance of this Agreement by the three parties shall be settled through consultation among three parties. If the consultation fails, the dispute shall be submitted to the People's Court of the place where the Premises is located.

合同三方因履行合同所发生的争议，由三方协商解决，协商未果，由房屋所在地人民法院管辖。

3. Party A, Party B and Party C have full capacity for civil conduct at the time of signing this Agreement, clearly understand their respective rights, obligations and responsibilities, and are willing to strictly enforce them in accordance with the provisions of this Agreement.

合同三方在签署本合同时，具有完全民事行为能力，对各自的权利、义务、责任清楚明白，并愿意按照合同规定严格执行。

4. Since signing of this Agreement, Party A shall assist Party C in submitting the rental registration information of the Premises to the public security authorities where the Premises locates.

自本合同签订完毕后，由甲方协助丙方向租赁所在地公安机关报送该房屋出租登记信息。

5. This Agreement will be executed in three counterparts, each of which when so executed shall have equal legal effect. Party A, Party B, and Party C will have one counterpart. This Agreement will be executed after signed or sealed by Party A, Party B and Party C.

本合同壹式叁份，甲、乙、丙三方各执壹份。本合同于甲、乙、丙三方签字（盖章）后生效。

6. Other matters agreed by the three parties:

---

三方约定的其他事项：

1. 房租6100元/月包含物业费。

Rent 6100 yuan per month includes management fee.

2. 丙方Shazia Khan 于2025-5-2日支付押金6100元至甲方女儿朱华支付宝账户。

Party C Shazia Khan paid 6100 yuan as deposit to Party A's daughter Zhu Hua's alipay account on May 2<sup>nd</sup>, 2025.

3. 甲方负责在入住前打扫干净房屋。

Party A will clean the apartment before contract starts.

4. 租赁期间，丙方是房屋的实际管理人，需对自己的人身及财产安全负责，该房屋内发生的所有安全事故，包括但不限于高空抛物，水电气误操作，个人伤害等都由丙方承担，与甲方无关。

During the lease term, Party C shall be responsible for their own safety and property safety in the apartment, including but not limited to high-altitude parabolic objects, misoperation of water, electricity and gas, personal injury, etc., Party A shall not take responsible for any injuries caused by Party C themselves.

5. 丙方不允许在房屋内养宠物，否则视为丙方违约。

Party C is not allowed to keep pets in the apartment. Otherwise it will be regarded as a breach of contract by Party C.

6. 甲方负责在合同开始前配齐冰箱一台，洗衣机一台，电视机一台，微波炉一个，餐桌一张，餐椅四把，三人位沙发一张，茶几一个，1.8米大床及软厚床垫一张，床头柜两个，1.5米大床及床垫一张，床头柜一个，其中一个卫生间不放马桶。

Party A is responsible for providing one fridge, one washing machine, one tv, one microwave, one dining table, four dining chairs, one three-seater sofa, one tea table, one 1.8-meter large bed with a soft and thick mattress, two bedside tables, one 1.5-meter large bed with a mattress, and one bedside table before the contract commences. There shall be no toilet installed in one of the bathrooms.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

（以下无正文）

---

IN WITNESS WHEREOF, this Agreement has been executed by the Parties:

本协议经以下各方签署生效:

Party A (signature or seal):

甲方（签字盖章）:

Represented by

代理人:

Date of Signing:

签订日期:

Party B (seal):

乙方（签字盖章）:

Represented by

代理人:

Date of Signing:

签订日期:

Party C (signature):

丙方（签字）:

Date of Signing:

签订日期: