

Apartment Fixed-Term Lease Contract

This Apartment Fixed-Term Lease Contract (hereinafter referred to as "CONTRACT") of an apartment (hereinafter referred to as "APARTMENT") set forth herein is made and entered into on this day _____ by and between K.K. CLEARTH RENT (hereinafter referred to as "COMPANY") and _____ (hereinafter referred to as "RESIDENT").

Article 1 (Agreement of CONTRACT)

COMPANY and RESIDENT agree to enter into CONTRACT of a furnished apartment set forth in Exhibit (APARTMENT contracted) attached hereto, the termination of which shall be considered in accordance with the provision stipulated in Article 38 of the Land and House Lease Law which is enforced in Japan.

Article 2 (Purpose of this Lease and Obligations of RESIDENT)

- (1) RESIDENT shall not use APARTMENT for any purposes other than a private residential purpose.
- (2) RESIDENT shall not assign this lease nor sublet APARTMENT or any parts thereof to the third parties.
- (3) RESIDENT shall:
 - (a) Not have any pets or any animals in APARTMENT or any common premises of APARTMENT building.
 - (b) Not be allowed to act in a loud, disorderly or unlawful manner in APARTMENT or building thereof.
- (4) RESIDENT shall not make any changes, including but not limited to painting, additions or improvements, to APARTMENT or any parts thereof, except with COMPANY's prior written consent thereto.
- (5) RESIDENT shall keep APARTMENT or any parts thereof in safe, clean, sightly, and sanitary conditions at all times.
- (6) RESIDENT shall dispose of all rubbish, garbage, and other waste in a clean, safe and sanitary manner.
- (7) RESIDENT shall move in APARTMENT or COMPANY's office in the move-in time set forth in Exhibit (APARTMENT contracted) attached hereto.
- (8) RESIDENT, at the expiration of this lease, shall:
 - (a) Conduct an APARTMENT move-out inspection jointly with a COMPANY's staff member.
 - (b) Vacate APARTMENT and leave APARTMENT in a clean and an original condition, ordinary wear and tear excepted, by 6 pm on the termination date set forth in Exhibit (APARTMENT contracted) attached hereto.
 - (c) Return the key(s) of APARTMENT to the COMPANY's office or follow a COMPANY's instruction.
- (9) RESIDENT shall agree to allow COMPANY to remove or dispose of all RESIDENT's belongings remaining in APARTMENT after RESIDENT has vacated APARTMENT in accordance with Article 2 (8) (b) above, and also agree that the cost of removal or disposal of such belongings is deducted from the security deposit set forth in Article 9 below.

Article 3 (Term of Lease)

The term of CONTRACT (hereinafter referred to as "TERM") shall be set forth in Exhibit (APARTMENT contracted) attached hereto. TERM shall automatically be terminated at the day set forth in Exhibit (APARTMENT contracted) attached hereto. No extension of TERM shall be considered at the expiration of term of this lease.

Article 4 (Rent and Utility Fees)

The rent and utility fees applicable for APARTMENT shall be set forth in Exhibit (APARTMENT contracted) attached hereto.

Article 5 (Payment Terms)

The payment terms applicable for CONTRACT shall be set forth in Exhibit (APARTMENT contracted) attached hereto.

Article 6 (Guarantor)

COMPANY may ask RESIDENT to set up a Japanese guarantor (hereinafter referred to as GUARANTOR) with expecting a smooth settlement of CONTRACT.
RESIDENT agrees to set up such a GUARANTOR if available.

Article 7 (Settlement of Doubt and Dispute)

COMPANY and RESIDENT shall, based on the spirit of sincerity and trust of each other, settle any doubt arising from any interpretation of CONTRACT and of any items not being set forth herein. COMPANY and RESIDENT agree that the court of jurisdiction concerning all disputes arising from or relating to this CONTRACT shall be the district court at the place of COMPANY.

Article 8 (Apartment for this Lease)

APARTMENT to be contracted between COMPANY and RESIDENT shall be stipulated in Exhibit (APARTMENT contracted) attached hereto.

Article 9 (Security Deposit)

COMPANY may ask RESIDENT a security deposit (hereinafter referred to as SECURITY DEPOSIT) payable in advance, the detailed amount of which is set forth in Exhibit (APARTMENT contracted) attached hereto.
RESIDENT agrees to pay such SECURITY DEPOSIT in advance. COMPANY will refund SECURITY DEPOSIT to RESIDENT (to the bank account specified by RESIDENT in Exhibit (APARTMENT contracted) attached hereto) after the termination of TERM and within thirty (30) days after the day on which RESIDENT vacates APARTMENT and returns the key(s) of APARTMENT to COMPANY, and APARTMENT is inspected whether:

- (1) All obligations of RESIDENT have been performed in accordance with CONTRACT and
 - (2) APARTMENT and furnishings thereof have not been damaged except ordinary wear and tear, and are left in its original condition.
- COMPANY may deduct a certain amount of SECURITY DEPOSIT to offset expenses in restoration for APARTMENT damaged by RESIDENT's failures or breach of CONTRACT, including but not limited to expense of any repairs or replacements,

redecorating and/or refurbishing of APARTMENT and furnishings thereof except ordinary wear and tear, and expense of replacing the key(s) unreturned.

Such deduction from SECURITY DEPOSIT shall be itemized and identified by COMPANY in a written notice to be delivered to RESIDENT.

Article 10 (Cancellation / cancellation charge after entering into CONTRACT)

(1) Before moving-in

Cancellation of CONTRACT shall be considered only if RESIDENT's written notice of cancellation is received by COMPANY at least 7 days before the expected move-in day. RESIDENT making such a cancellation shall pay to COMPANY a cancellation charge equivalent to the rent for 7 days.

(2) After moving-in

(a) No cancellation of CONTRACT shall be considered if RESIDENT has stayed for 29 days or shorter.

(b) Cancellation of CONTRACT shall be considered with a thirty (30) day notice if RESIDENT has stayed for 30 days or longer under CONTRACT for the term of 60 days or longer.

Such a cancellation shall occur at the end of the thirty (30) day notice period counting from the date upon which RESIDENT's written cancellation notice is received by COMPANY.

IN WITNESS WHEREOF, the Parties hereto have caused this CONTRACT to be executed in duplicate by RESIDENT and the authorized personnel of COMPANY on the day and year first above written and each Party keeps one of such executed duplicates.

COMPAY: CLEARTR RENT
Overseas Operations Group
Address: CONCIERIA Shimbashi (1F),
4-19-4 Shimbashi, Minato-ku, Tokyo 105-0004

Signature: _____

RESIDENT:

Address:

Contact person

Name:

Address

Exhibit of Apartment Fixed-Term Lease Contract (CONTRACT)

APARTMENT contracted				
APARTMENT	Name			
	Number			
	Address			
	Structure	-story building	Apartment type* ¹	Space (m ²)
Terms and conditions	Term	Commencing on	and terminating on (Move-out time: by 6:00 pm)	
	Resident(s)	Move-in place: () At office / () At the apartment	Move-in time: 10am to 7pm* ⁵	
Resident's information	Name	(Given name)	(Family name)	
	Address			
	Communications	Phone no:	Fax no: Email address:	
Contact Person	Name	(Given name)	(Family name) Email address:	
	Address	Phone no:		
Resident's company information	Name	Contact:		
	Address	Email address:		
	Communications	Phone no :	Fax. no.	
Rent and Payment	Security deposit* ⁴	As security for the faithful execution of CONTRACT to be performed by RESIDENT, the amount below as a security deposit is to be payable in advance.		
		Weekly (50,000 yen)	Yen	
		Monthly (100,000 yen)		
		3 months (100,000 yen)		
	RESIDENT's bank information * ²	Bank Name:		
		Bank Branch:		
		Swift Code		
		Bank Address:		
		Account Type:		
		Account No.:		
Beneficiary's name:				
Beneficiary's address:				
Payment COMPANY to	<u>Payment to be performed by</u>			
	()	<u>Credit Card, to be detailed separately.</u> Acceptable credit card company: JCB, VISA, MasterCard, American Express		
	()	<u>Payment by Bank Remittance</u>		
	Bank Name:	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		
	Branch:	Shibuya Chuou Branch		
	Swift code:	BOTKJPJT		
	Bank Address:	1-23-10 Jin-nan, Shibuyaku, Tokyo 150-0041, Japan		
	Account Type:	Ordinary Account		
	Account No.:	4919597		
	Account Name:	K.K. CLEARTH RENT		
Due date: A lump sum payment for the rent and deposit is to be performed by 7 days before an expected move-in day.				
Rent* ³	Rent/day	yen	days Yen	
	(1) Rent in total			Yen
(2) Deposit			Yen	
Grand Total			Yen	
Taxation purpose only		Utility fees for gas, water and electricity, Yen:	Linen and cleaning costs, Yen:	

*1 Equipped with a kitchen, and also fully equipped with cooking utensils. More details please visit <http://www.e-tfa.com>.

*2 For refunding the security deposit.

*3 Inclusive of the governmental tax, utility fees (for electricity, gas, water), linen replacement and move-out cleaning costs.

*4 See Article 9 for the refund policy shown in the Apartment Fixed-Term Lease Contract

*5 RESIDENT is required to:

- (a) Settle with COMPANY the move-in place and time by 6pm on the move-in day.
- (b) Move in APARTMENT or our office by 7pm on the move-in day.