

JUYOH'S Nest Lease Agreement

This JUYOH'S Nest Lease Agreement is made between the Landlord JUYOH HOTEL and the Tenant _____ on this date _____.

Tenant hereby agrees to rent the room described as follows:

Street Address: 2-15-3 Kiyokawa Taito-ku, Tokyo 111-0022

Room Description: One 3-tatami-mat non-smoking single room

TERM:

The Lease term shall be as follows (choose one):

[] Fixed term lease beginning on _____ and ending on _____.

[] Month to month lease beginning on _____.

Tenant can extend this Lease on a monthly basis.

Tenant shall give a two weeks notice when he/she terminates this Lease.

RENT:

Tenant agrees to pay the Landlord an amount of 49,000Yen 60,000Yen per month (5% consumption tax included) as rent on or before the last day of the previous month each month.

One month is the days from the 1st of the month until the last day of the same month. If Tenant needs to pay for extra days outside the month, the rent converts to a day-to-day basis, which is 1,700yen/day 2,000yen/day.

MINIMUM CHARGE:

Payment for the first month (49,000Yen+extra days before the first month if applicable, 60,000Yen) is the minimum charge of the JUYOH'S Nest project.

SECURITY DEPOSIT:

Tenant shall deposit an amount of 25,000Yen in cash to be held by Landlord as security deposit.

This deposit shall be refunded to Tenant upon termination of this Lease after deducting for any of the following: default of rent payment, loss or damage to the room beyond reasonable wear and tear caused by the Tenant.

i.e. If you reserve a JUYOH'S Nest room from July 26 (in) until September 6 (out), the payment will be 67,700Yen (July; 1,700Yen x 6 nights + August; 49,000Yen + September; 1,700Yen x 5 nights) + the re-fundable deposit of 25,000Yen. The payment adds up to 92,700Yen altogether. You are not requested a lump payment but you need to pay 84,200Yen (6 nights of July + August + deposit) at check-in. 59,200Yen in this payment is the minimum charge and not re-fundable in this case.

You can make payment for rent either by cash or credit cards. However, the re-fundable deposit has to be paid by cash.

If you should find you need to leave earlier than the original plan, provided that the minimum charge has been already deducted, extra payment will be re-funded after deducting the rent for the extra days charged on a daily basis (1,700Yen/day).

USE OF ROOM:

The room shall be occupied only by the Tenant.

Tenant may not sublet this room or assign this Lease to any other persons.

TERMS AND CONDITIONS:

1. Linens (1 sheet, 1 pillow case, 2 bath towels) will be changed once a week.
2. Tenant agrees to maintain the room in good condition.
3. Tenant can lease another room without refrigerator, bedding for 11,000Yen/month as a utility room.

RULES AND REGULATIONS:

1. No dogs, cats, or other animals are allowed to be kept in the room.
2. No additional locks or other similar devices can be attached to any door.
3. Tenant shall not install or operate any machinery, refrigeration or heating devices or use or permit onto the premises any inflammable fluids or materials which may be hazardous to life or property.
4. Hallways, stairways and elevators shall not be obstructed or used for any purpose other than ingress and egress from the building. Tenant may not store any items in the hallways or common areas of the building.
5. Operation of electrical appliances or other devices which interfere with radio or television reception is not permitted.
6. Tenant shall not install a waterbed or any other unusually heavy item of furniture.
7. No guests can be invited to Tenant's room. Tenant shall see guests in the lobby or other common areas of JUYOH HOTEL. All guests and invitees of Tenant shall observe all rules and regulations of JUYOH HOTEL.

RIGHT TO ENTER ROOM:

Landlord shall have the right to enter the room at reasonable hours to inspect the room or to make repairs.

ABANDONMENT OF PERSONAL PROPERTY:

Any personal property of whatever kind left outside the room or in the room by Tenant upon his/her abandonment (whether or not at termination of this Lease) shall be deemed abandoned, and Landlord shall have the right and option to take possession of the personal property and sell, destroy or dispose it.

DEFAULT:

Tenant will be in default if he/she

1. fails to pay the full rent when due or
2. fails to fulfill any term or condition of this Lease and such default continues for 3 days after Landlord has given notice of it to Tenant or
3. abandons the room or
4. makes any misrepresentation in his/her rental application or
5. remains in the room upon termination of this Lease without Landlord's consent

If Tenant is in default, Landlord shall have the right to terminate this lease agreement by giving Tenant a 3 days notice.

VALIDITY:

If any term of this Lease is held to be invalid, it shall not affect the validity of any other term in the Lease.

Date: _____

Landlord Name: _____ (Signature:) _____

Tenant Name: _____ (Signature:) _____