

LEASE AGREEMENT FOR

Lessor (A)

Lessee(B)

Leased Premises

Address:

Name:

Space:

Purpose of lease:

Rent: ¥ - per month.

Maintenance fee: ¥ - per month (¥ - per tsubo)

Deposit: ¥ -

Term of lease:

Article 1. (Signing the lease agreement)

Both parties (mentioned above No.) made and signed this lease agreement for the leased premises (mentioned above No.) with the above mentioned conditions from No. to No. .

Article 2. (Payment of the rent and the maintenance fee)

1. The rent and the maintenance fee (altogether hereinafter called the rental) for any fraction of a month shall be paid on prorated daily bases.

2. B shall pay 3 months' rentals to A or make remittance to bank account which designated by A every 3 months in advance.

Article 3. (Electricity and water charges)

1. B shall pay any amount due for electricity, water and all the cost for using the leased premises (including cleaning charge).

2. B shall pay above mentioned costs according to the calculation made by A every one month separately from the rental.

Article 4. (Revision of the rent)

In the event that there has been major change in the economic situation, taxes and public dues the value of the neighboring land and building, or the cost of daily life of the environmental situation, then A will consult B on the revision in the rental at the time of renewal of this lease agreement.

Article 5. (Renewal of the lease)

1. This lease shall be extended for another 2 years starting from the next day after the expiration, unless either party gives written notice of refusal 6 months prior to the expiration of the lease.

2. In the above mentioned case both parties may revise the rental after consultation.

3. Each renewal after second time shall be followed as mentioned Article 5 -1 and 5 - 2.

Article 6. (Cancellation)

1. During the period of the lease, the lease may be canceled with 6 months' written advance notice from either A or B to the other, B may cancel the lease immediately paying an amount equivalent to 6 months' rentals.

2. In case B fails to give the above mentioned notice to A, the lease shall not be considered terminated and B shall pay the rental even after B evacuates the premises.

Article 7. (Purpose of use)

B shall use the leased premises only for the purpose mentioned above No. .

Article 8. (Prohibition of sublease, transfer)

B shall not assign the lease or sublease in whole or in part of the premises. B shall not let the third party use the premises in whole or in part. B shall not put any name of the third party other than B himself. B shall not conduct any act which is practically considered to be the transfer of the lease or the sublease.

Article 9. (Renovation)

(A) B shall obtain written consent from A after submitting the plan of the construction for the following works.

Renovation, partitioning, addition of the fixtures or remodeling of the premises.

Installment of water, electricity and telephone.

(B) When B may bring in heavy or large object into the premises, B shall follow Article 9-A.

Article 10. (Construction, Bringing-in)

Even after obtaining A's written consent from A as mentioned in Article 9, B shall follow A's instruction for the construction of renovation and installment, also for bringing-in

remodeling materials, fixtures, heavy and large objects.

Article 11. (Repairs)

In case B may find it necessary to repair in any part of the premises, B shall give prompt notice to A. The cost of repairs for the wall, door window, ceiling, floor and electric appliances shall be borne by B.

Article 12. (Signboard and advertising board)

1. When B places any signboard, advertising board or similar kinds in or outside of the building, B shall obtain A's written consent. B shall not place any signboard, signals, flower-ring, advertising board, posters in the public part of the building other than authorized signboard or information board.
2. In case B violated Article 12-1, A may remove them at the cost of B.

Article 13. (Compensation for damage)

1. B shall be responsible for the damage to A or the other tenant or the third party caused by fault or the negligence of B, his agents, his employees, his servants, his dealers or his visitors. On condition that A's fault is distinct, mutual consultation shall be held with sincerity for the solution of the problem.
2. A shall not be responsible to B for the theft, the loss or the damage of the goods or the fixtures and the temporary stoppage of electricity water and heating-cooling supply. On condition that A's fault is distinct, mutual consultation shall be held with sincerity for the solution of the problem.

Article 14. (Inspection)

1. A or his agent upon advance notice to B may enter the premises for the maintenance of

the building. Provided, however, that in case of emergency A need not notify B in advance. In this case, A shall inform B afterwards.

2. In case of Article 14-1, A shall take a necessary measures for the conservation of the building.

Article 15. (Dissolution of lease)

Should the premises be destroyed by fire, act of God or other casualties whatsoever beyond the control of A and being deemed unfit for further tenancy, this lease shall be terminated automatically. In this case the deposit and the rent B paid in advance without being used shall be returned.

Article 16. (Cancellation of lease)

(A) In the event that B fails under any of the incident mentioned below, A may terminate the lease immediately without any notice to B.

In case any delay of two months or more in the payment of the rental.

In case B has any objectionable act against the other tenant of the building.

In case whereby B's checks or promissory notes are dishonored by the bank.

In case B has been ordered to close by Japanese government

In case B violates any article of this agreement.

(B) In case the termination notice for Article 16-A does not arrive due to the uncertain address of B, the termination notice shall be considered to arrive in 3 days after mailing.

(C) B shall pay the compensation equivalent to 6 months' rentals in case of the cancellation by Article 16-A.

Article 17. (Restoration)

1. In the event of the termination of the lease, B shall vacate the premises immediately restoring to the original condition after removing all the fixtures and the equipment made by him and his belongings at the cost of B and repairing the damage of the premises, fixtures

and equipment.

2. In case of Article 17-1, B shall agree to order those works to the designated company by A upon mutual consultation..

3. In case B fails to restore to the original condition with no delay, A may take necessary measures for restoration at the cost of B.

4. In case B fails to remove all the objects mentioned in Article 17-1 , A may dispose them at his discretion.

Article 18. (Vacation)

In the event of vacation of the premises. B shall not make any demand to A monetary or otherwise for compensation for transportation & removal expenses, business expenses, key money or necessary expenses for the premises or the fixtures. B shall not make any demand on A for purchase of the fixtures or the equipment which B has made in the premises at his expenses.

Article 19. (Compensation)

If B fails to vacate the premises at the end of the lease, B shall pay A the penalty of the amount equivalent to two times of the rental together with utility charges for the period from the date in which the lease ends to the time of completion of such vacation.

Article 20. (Deposit)

1. In the event of termination of the lease by expiration or cancellation, A shall refund the deposit within 3 months after the vacation. Provided, however, that in the event B's liabilities of this agreement exist hereunder, A may appropriate the whole or a part of the deposit to satisfy such liabilities.

2. The deposit shall bear no interest.

3. B shall not assign to a third party the right concerning the deposit or furnish it as collateral for liabilities.

Article 21. (Notice of new person in charge)

In case B has new person in charge (including lawful, practical or managing person in charge, regardless its name), B shall give a written information to A.

Article 22. (Insurance)

1. During the term of the lease, B shall have fire insurance (by tenant compensation liability agreement) covering the value of his belongings, equipment and fixtures.
2. B shall continue to have this fire insurance even during the renewal period of Article 5-1, Article 5-3.

Article 23. (Matters not specified)

Matters not specified in the lease shall be settled in good faith and manner between the parties.

Article 24. (Court)

Should any dispute arise, it shall be resolved in Tokyo district court.

Article 25. (Law)

This agreement shall read in accordance with Japanese law.

IN WITNESS WHEREOF, this agreement has been prepared in duplicated and the both parties hereonto affixed their respective signatures and seals retain one copy each.

Lessor (A)

Lessee (B)