

# 上海市房屋租赁合同

## House Lease Contract of Shanghai

(合同编号: )

(Contract Number: )

本合同双方当事人

Both Parties to this Contract

出租方 (甲方): 蔡婷仪

Lesser (Party A): Cai Tingyi

承租方 (乙方): 捷克贸易促进机构

Lessee (Party B): Czech Trade Promotion Agency

根据《中华人民共和国合同法》、《上海市房屋租赁条例》(以下简称:《条例》)的规定,甲、乙双方在平等、自愿、公平和诚实信用的基础上,经协商一致,就乙方承租甲方可依法出租 (出租/预租) 的房屋 (房屋/商品房) 事宜,订立本合同。

According to the "Contract Law of the People's Republic of China", the "House Lease Regulation of Shanghai Municipality" (hereinafter referred to as: the "Regulation"), both parties have concluded this Contract after negotiations on the basis of equality, free will, fairness, honesty and credibility with regard to Party B's renting Party A lawful leasable (leasable/~~pre-leasable~~) house (house/~~commodity house~~).

一、出租预租房屋情况 I. Information about the Leased or Preleased House

1-1 甲方出租（出租/预租）给乙方的房屋坐落在本市 黄浦（区/县）成都北路 / （弄/新村） 500（号/幢） 1106 室（部位） / （以下简称该房屋）。该房屋 出租（[出租]实测/[预租/预测]建筑面积为 124.28 平方米（最终以房产证为准），房屋用途为 商办综合，房屋类型为 办公楼，结构为 钢混。该房屋的平面图见本合同附件（一）。甲方已向乙方出示：

1-1 The house leased (leased/pre-leased) by Party A to Party B is located at Room (Part) 1106, (No./Building) 500, / (Lane/New Village), Chengdu North Road, Huangpu (District/County), Shanghai (hereinafter referred to as the House). The leased ([leased] ~~actually measured~~ /~~[pre-leased/forecasted]~~) gross floor area of the House is 124.28 square meters (finally as what is stated on the house property certificate). The purpose of the house is for commercial office work and similar comprehensive affairs, it is of office building type, and its structure is of steel concrete. The ichnography of the House is set forth in Appendix (I) of this Contract. Party A has shown Party B:

1) [出租]房地产权证/~~房屋所有权证~~/ 房地产权证；[证书编号：沪房地市字(1997)第 004248 号].

1) [Lease] the real property certificate/~~house ownership certificate~~/real property certificate; [certificate number: No. 004248 (1997) of Shanghai Real Estate Market].

1-1 甲方作为该房屋的 房地产权利人（房地产权利人/~~代管人~~/法律规定的其他权利人）与乙方建立租赁关系。签订本合同前，甲方已告知乙方该房屋 未（~~已~~/未）设定抵押。

1-1 Party A as a real estate proprietor of the House has set up a lease relationship with Party B. By concluding this Contract, Party A has pledged to Party B that the House has not been mortgaged.

1-2 该房屋的公用或合用部位的使用范围、条件和要求；现有装修、附属设施、设备状况和甲方同意乙方自行装修和增设附属设施的内容、标准及需约定的有关事宜，由甲、乙双方分别在本合同附件（二）、（三）中加以列明。甲、乙双方同意该附件作为甲方向乙方交付该房屋和本合同终止时乙方向甲方返还该房屋的验收依据。

1-2 The use scope, conditions and requirements of the public or joint parts of the House; the existing decorations, ancillary facilities, equipment conditions, the contents and standards of the ancillary facilities which Party A agrees that Party B may decorate and add by itself as

well as the relevant matters to be agreed upon shall be specified by both parties separately in Appendices (II) and (III) of this Contract. Both parties agree that the said appendices shall be used as the basis of inspection for Party A to deliver the House to Party B and for Party B to return the House to Party A when this Contract is terminated.

## 二、租赁用途 II. Purpose of the Lease

2-1 乙方向甲方承诺，租赁该房屋作为办公使用，并遵守国家和本市有关房屋使用和物业管理的规定。

2-1 Party B promises to Party A that the leased House shall be used for office work, and that it will abide by the provisions of the State and Shanghai Municipality on house use and real property management.

2-2 乙方保证，在租赁期内未征得甲方书面同意以及按规定经有关部门审批核准前，不得擅自改变上款约定房屋的使用用途。

2-2 Party B warrants that, within the lease period, it will not, without getting Party A's written consent and getting the ratification of the relevant department according to provisions, unilaterally change the purpose of the House as agreed upon in the preceding paragraph.

## 三、交付日期和租赁期限

### III. Date of Delivery and Period of Lease

3-1 甲乙双方约定，甲方于 2018 年 4 月 11 日前向乙方交付该房屋。新[出租]房屋租赁期自 2018 年 4 月 11 日起至 2020 年 4 月 10 日止。

3-1 The new lease period of the [leased] house shall be from April 11, 2018 to April 10, 2020.

3-2 租赁期满，甲方有权收回该房屋，乙方应如期交还。乙方需继续承租该房屋的，则应于租赁期届满前的贰个月，向甲方提出续租书面要求，经甲方同意后重新签订租赁合同。

3-2 At expiry of the lease period, Party A shall have the right to take back the House, and Party B shall return it on time. If Party B needs to continue renting the House, it shall, two months prior to the expiry of the lease period, propose renewal to Party A in writing, and

renew the lease contract upon Party A's consent.

#### 四、租金、支付方式和期限

#### IV. Rental, Method and Deadline of Payment

4-1 甲、乙双方约定,该房屋每日每平方米建筑面积租金为( 人民 币) 3.60 元。[出租]月租金总计为( 人民 币) 13700 元。(大写: 壹 万 叁 仟 柒 佰 / 拾 / 元 / 角 整)。 ~~[预租]月租金由甲乙双方在预租商品房交付使用书中按实测建筑面积计算确定。~~

4-1 Both parties agree that the rental of the House shall be (RMB) 3.60 per day per square meter of gross floor area. The total monthly rental shall be (RMB) 13700. (In words: Thirteen Thousand, Seven Hundred Yuan Only).

~~该房屋租金 贰 (年/月)内不变。自第  /  (年/月)起,双方可协商对租金进行调整。有关调整事宜由甲、乙双方在补充条款中约定。~~

The rental of the House shall remain unchanged within two years.

4-2 乙方应于每月 十 日前向甲方支付租金。租金每三个月支付一次,即 RMB 41100 元。同时甲方需在乙方付款后 十 日内向乙方提供房屋租赁发票,逾期支付的,每逾期一天,则乙方需按日租金的 0.3 %支付滞纳金。

4-2 Party B shall pay the rental to Party A by the 10th day of month. The rental will be paid everytime at once for 3 months, i.e., RMB 41100. Meanwhile, Party A needs to, within ten days after Party B has made the payment, provide Party B with the house lease invoice. In case of overdue payment, Party B needs to, for each day delayed, pay a late fee at 0.3% of the daily rental.

4-3 乙方支付租金的方式如下:     

详见补充条款

4-3 Party B's method of paying rental is as follows:

See the Supplementary Clauses for details.

## 五、保证金和其他费用

### V. Security Deposit and Other Fees

5-1 甲、乙双方约定, 甲方交付该房屋时, 乙方应根据补充条款向甲方支付房屋租赁保证金, 保证金为 叁 个月的租金, 即 ( 人民 币 ) 41100 元。大写: 肆万 壹仟 壹佰 / 拾 / 元 / 角 整。乙方将根据先前的租赁合同向甲方以银行汇款的形式支付补充保证金。该保证金仅限用于该合同。

5-1 Both parties agree that Party B has paid a security deposit for house according to the Supplementary Clauses. The amount of security deposit is three months of rental, i.e., (RMB) 41100, in words: Forty-one Thousand One Hundred Yuan Only. Party B will transfer only the difference between the security deposit possessed by Party A due to previous rental contract.

The deposit may be used only according to this contract.

甲方收取保证金后应向乙方开具收款凭证。保证金应在乙方归还房屋后退还给乙方。

Party A shall issue a receipt to Party B upon collecting the security deposit. The security deposit shall be transferred back to Party B upon return of the House.

~~租赁关系终止时, 甲方收取的房屋租赁保证金除用以抵充合同约定由乙方承担的费用外, 剩余部分无息归还乙方。~~

~~When the lease relationship is terminated, the security deposit for house lease that Party A has collected shall first be used to offset the fees to be borne by Party B under the Contract, and the remaining amount shall be refunded to Party B without interest.~~

5-2 租赁期间, 使用该房屋所发生的水、电、煤气、通讯、设备、物业管理、/ 等费用由 乙方 ( 甲方/乙方 ) 承担。其他有关费用, 均由 甲方 ( 甲方/乙方 ) 承担。

5-2 During the lease period, the fees of water, electricity, gas, communications, equipment, real property management incurred from use of the House shall be borne by Party B. All other relevant fees shall be borne by Party A.

5-3 乙方 ( 甲方/乙方 ) 承担的上述费用, 计算或分摊办法、支付方式和时间:

根据豪景物业管理（上海）有限公司要求缴至相关部门\_\_\_\_。（按照物业管理合同相关条款实施）

5-3 Method of Calculating or Apportioning the Above Fees to Be Borne by Party B (Party A /Party B), the Method and Time of Payment Thereof: To be paid to the relevant departments as required by Haojing Real Property Management (Shanghai) Co., Ltd. (should be implemented in accordance with the relevant provisions in the Property Management Contract)

## 六、房屋使用要求和维修责任

### VI. House Use Requirements and Repair Duties

6-1 租赁期间，乙方发现该房屋及其附属设施有损坏或故障时，应及时通知甲方修复；甲方应在接到乙方通知后的叁日内进行维修。逾期不维修的，乙方可代为维修，费用由甲方承担。

6-1 If, during the lease period, Party B finds any damage or malfunction with the House or any ancillary facility thereof, it shall notify Party A in time to make the repair; and Party A shall make the repair within three days after receipt of Party B's notice. If Party A fails to make the repair within the time limit, Party B may make the repair on behalf of Party A with the expenses to be borne and reimbursed by Party A.

6-2 租赁期间，乙方应合理使用并爱护该房屋及其附属设施。因乙方使用不当或不合理使用，致使该房屋及其附属设施损坏或发生故障的，乙方应负责维修。乙方拒不维修，甲方可代为维修，费用由乙方承担。

6-2 During the lease period, Party B shall reasonably use and care the House and the ancillary facilities thereof. If, due to Party B's improper or unreasonable use, the House or any ancillary facility thereof is damaged or breaks down, Party B shall make the repair. If Party B refuses to make the repair, Party A may make the repair on behalf of Party B, with the expenses to be borne by Party B.

6-3 租赁期间，甲方保证该房屋及其附属设施处于正常的可使用和安全的状态。甲方对该房屋进行检查、养护，应提前叁日通知乙方。检查养护时，乙方应予以配合。甲方应减少对乙方使用该房屋的影响。

6-3 During the lease period, Party A shall warrant that the House and the ancillary facilities thereof will be in a normal usable and safe state. Party A shall notify Party B three days in advance if intending to inspect or maintain the House. At the time of inspection or

maintenance, Party B shall be collaborative. Party A shall mitigate the effects of Party B's use of the House.

6-4 除本合同附件（三）外，乙方另需装修或者增设附属设施和设备的，应事先征得甲方的书面同意，按规定须向有关部门审批的，则还应由 甲方委托乙方（~~甲方~~/甲方委托乙方）报请有关部门批准后，方可进行。乙方增设的附属设施和设备归属及其维修责任由甲、乙双方另行书面约定。

6-4 If Party B needs to make any separate decoration or add any ancillary facility or equipment, it shall get Party A's prior written consent. If the matter is subject to approval of the relevant department as required by legal provisions, Party B shall not do so until getting approval from the relevant department. The ownership of the ancillary facilities and equipment added by Party B and the repair duties shall be agreed upon between both parties in writing separately.

## 七、房屋返还时的状态

### VII. State of the House at the Time of Return

7-1 除甲方同意乙方续租外，乙方应在本合同的租期届满后的 当 日内返还该房屋，未经甲方同意逾期返还房屋的，每逾期一日，乙方应按 7.20 元/平方米（人民币）向甲方支付该房屋占用期间的使用费。

7-1 Unless Party A agrees on Party B's renewal, Party B shall return the House on the day when the lease period under this Contract expires. If Party B returns the House over due without Party A's consent, Party B shall, for each day delayed, pay a use fee to Party A at (RMB) 7.20 Yuan/square meter for the period of occupying the House.

7-2 乙方返还该房屋应当符合正常使用后的状态。返还时，应经甲方验收认可，并相互结清各自应当承担的费用。

7-2 The House returned by Party B shall be in a normal post-use state. At the time of return, it shall be subject to Party A's inspection and recognition, and both parties shall mutually settle their respective fees.

## 八、转租、转让和交换

### VIII. Sublease, Assignment and Exchange

8-1 除甲方已在本合同补充条款中同意乙方转租外，乙方在期内，需事先征得甲方的书面同意，方可将该房屋部分或全部转租给他人。但同一间居住房屋，不得分割转租。

8-1 Unless Party A has agreed in the Supplementary Clauses to this Contract that Party B may sublease the House, Party B may not, within the period, sublease the House in whole or in part to others unless getting Party A's prior written consent. However, no single room shall be divided for sublease.

8-2 乙方转租该房屋，应按规定与接受转租方订立书面的转租合同。并按规定向该房屋所在区、县房地产交易中心或农场系统受理处办理登记备案。

8-2 Party B shall, if subleasing the House, conclude a written sublease contract with the sub-lessee according to provisions, and make registration and archival filing according to provisions at the real estate trading center or farm sector's acceptance office of the district or county where the House is located.

8-3 在租赁期内，乙方将该房屋转让给他人承租或与他人承租的房屋进行交换，必须事先征得甲方书面同意。转让或交换后，该房屋承租权的受让人或交换人应与甲方签订租赁主体变更合同并继续履行本合同。

8-3 If, within the lease period, Party B subleases the House to someone else or exchanges the House for another house rented by someone else, it must get Party A's prior written consent. After the sublease or exchange, the sub-lessee of the House or the exchanger shall conclude a contract on change of lease subjects with Party A and continue performing this Contract.

8-4 在租赁期内，甲方如需出售该房屋，应提前三个月通知乙方。乙方在同等条件下有优先购买权。（见补充条款）

8-4 If, within the lease period, Party A needs to sell the House, it shall notify Party B three months in advance. Party B shall have the right of first refusal under equal conditions. (See the Supplementary Clauses.)

## 九、解除本合同的条件

## IX. Conditions for Rescission of this Contract



9-1 甲、乙双方同意在租赁期内，有下列情形之一的，本合同终止，双方互不承担责任：

9-1 Both parties agree that this Contract shall be terminated in any of the following events within the lease period and neither party shall be liable to each other:

(1) 该房屋占用范围内的土地使用权依法提前收回的；

the right to use the land possessed by the House is lawfully recovered in advance;

(2) 该房屋因社会公共利益被依法征用的；

the House is lawfully requisitioned due to public interests;

(3) 该房屋因城市建设需要被依法列入房屋拆迁许可范围的；

the House is lawfully covered by the scope of house relocation permission due to urban construction;

(4) 该房屋毁损、灭失或者被国家机构鉴定为危险房屋的；

the House is damaged, lost or authenticated as a dangerous house by a state authority.

9-2 甲、乙双方同意，有下列情形之一的，一方可书面通知另一方解除本合同。违反合同的一方，应向另一方按月租金的 双 倍支付违约金；给对方造成损失的，支付违约金不足抵付一方损失的，还应赔偿造成的损失与违约金的差额部分：

9-2 Both parties agree that, in any of the following events, one party may notify the other party in writing to rescind this Contract. The party in breach of the Contract shall pay a breach penalty to the other party at twice the monthly rental; and shall, if the other party incurs any losses which the paid breach penalty are not enough to offset, compensate the difference between the losses and the breach penalty:

(一) 甲方未按时交付该房屋的，经乙方催告后 贰 日内仍未交付的；

(1) Party A fails to deliver the House on time, and still fails to deliver it within two days after being reminded by Party B;

(二) 甲方交付的该房屋不符合本合同的约定，致使不能实现租赁目的的；或甲方交付的房屋存在缺陷，危及乙方安全的。

(2) The House delivered by Party A fails to meet the covenants in this Contract, and thus the

purpose of the lease cannot be realized; or the House delivered by Party A is defective and endangers Party B's safety.

(三) 乙方未征得甲方书面同意改变房屋用途, 致使房屋损坏的;

(3) Party B changes the purpose of the House without Party A's written consent, and thus damages the House;

(四) 因乙方原因造成房屋主体结构损坏的;

(4) The principal structure of the House is damaged due to Party B's cause;

(五) 乙方擅自转租该房屋、转让该房屋承租权或与他人交换各自承租的房屋;

(5) Party B unilaterally subleases the House, assigns the right to rent the House or exchanges it for another house rented by someone else;

(六) 时间以甲方的付款通知书日期为准, 在收到甲方的付款通知书后 壹个月, 乙方逾期不支付租金累计超过 壹 个 月的;

(6) The time should be subject to the date on the payment notice from Party A, one month after receive the payment notice from Party A, Party B has delayed by more than one month accumulatively in paying the rental.

## 十、违约责任

### X. Liabilities for Breach

10-1 该房屋交付时存在缺陷的, 甲方应自交付之日起的 贰 日内进行修复, 逾期不修复的, 甲方同意根据缺陷适当地减少租金并变更有关租金条款。

10-1 If the House has any defect when delivered, Party A shall repair it within two days as of the delivery. If Party A fails to make the repair within the time limit, Party A agrees to reduce the rental appropriately to the defects and modify the relevant rental clauses.

10-2 因甲方未告知乙方, 该房屋出租前已抵押或产权转移已受到限制, 造成乙方损失的, 甲方应负责赔偿。

10-2 If, due to Party A's failure to inform Party B that the House has been mortgaged before the lease or the transfer of its property has been restricted, Party B incurs any losses, Party A shall be liable for compensation.

10-3 租赁期间，甲方不及时履行本合同约定的维修、养护责任，致使房屋损坏，造成乙方财产损失或人身伤害的，甲方应承担赔偿责任。

10-3 If, during the lease period, Party A fails to timely perform the duty of repair or maintenance as agreed upon in this Contract, and damages the House or causes any property losses or personal damages to Party B, Party A shall bear the liability for compensation.

~~10-4 租赁期间，非本合同规定的情况，甲方擅自解除本合同，提前收回该房屋的，甲方应按提前收回天数的租金的 双 倍向乙方支付违约金。若违约金不足抵付乙方损失的，甲方还应负责赔偿。(见补充条款)~~

~~10-4 If, during the lease period, Party A unilaterally rescinds this Contract and takes back the House in advance in an event not stipulated in this Contract, Party A shall pay a breach penalty to Party B at twice the rental for the number of days when the House is taken back in advance. If the breach penalty is not enough for offsetting Party B's losses, Party A shall be liable for compensation, in addition. (See the Supplementary Clauses.)~~

10-5 乙方未征得甲方书面同意或者超出甲方书面同意的范围和要求装修房屋或者增设附属设施的，甲方可以要求乙方 按实际使用状态返还。(见补充条款)

10-5 If Party B decorates the House or adds any ancillary facility without Party A's written consent or by going beyond the scope and requirements consented to by Party A in writing, Party A may require Party B to return the House which shall be in an actually usable state. (See the Supplementary Clauses.)

~~10-6 租赁期间，非本合同规定的情况，乙方中途擅自退租的，乙方应按提前退租天数的租金的 双 倍向甲方支付违约金。若违约金不足抵付甲方损失的，乙方还应负责赔偿。甲方可从租赁保证金中抵扣。保证金不足抵扣的，不足部分则由乙方另行交付。~~

~~10-6 If, during the lease period, Party B surrenders the lease in an event not stipulated in this Contract, Party B shall pay a breach penalty to Party A at twice the rental for the number of days when the House is taken back in advance. If the breach penalty is not enough for offsetting Party A's losses, Party B shall be liable for compensation, in addition. Party A may make deduction from the security deposit for the lease. If the security deposit is not enough for deduction, the deficiency shall be paid by Party B separately.~~

## 十一、其他条款

## XI. Miscellaneous

11-1 本合同自双方签字/签字后 签字盖章 即刻生效。生效后的 15 日内, 由甲方负责按规定向房屋所在地区、县房地产交易中心或农场系统受理处办理登记备案, 领取房屋租赁登记备案证明; 本合同经登记备案后, 凡变更、终止本合同的, 由 甲方配合乙方 (甲方/乙方) 负责在本合同变更终止之日起的 15 日内, 向原登记机构办理变更、终止登记备案手续。因甲方未办理房屋租赁登记备案或变更、终止登记备案的, 所引起的法律纠纷, 由甲方承担一切责任。

11-1 This Contract shall take effect immediately after being signed/affixed with seals by both parties. Within 15 days after the effectiveness, Party A shall make registration and archival filing according to provisions at the real estate trading center or farm sector's acceptance office of the district or county where the House is located, and obtain the certificate of house lease registration and archival filing. If this Contract is modified or terminated after being registered and archived, Party A shall collaborate with Party B (Party A /Party B) in going through the procedures for registration and archival filing of the modification or termination at the original registration institution within 15 days as of modification or termination of this Contract. If Party A fails to make the registration and archival filing of the house lease or the modification or termination, Party A shall bear all liabilities for the legal disputes arising therefrom.

11-2 本合同未尽事宜, 经甲、乙双方协商一致, 可订立补充条款。本合同补充条款及附件均为本合同不可分割的一部分, 本合同及其补充条款和附件空格部分填写的文字与铅印文字具有同等效力。

11-2 For the matters not covered in this Contract, both parties may conclude supplementary clauses after negotiations. The Supplementary Clauses and the appendices to this Contract shall be a part of this Contract. The written words filled in the blanks of this Contract, the Supplementary Clauses and the appendices shall have equal effectiveness as the lead print words.

11-3 甲、乙双方在签署本合同时, 对各自的权利、义务、责任清楚明白, 并愿按合同规定严格执行。如一方违反本合同, 另一方有权按本合同规定索赔。

11-3 Both parties shall be clear about their respective rights, obligations and liabilities when executing this Contract, and are willing to strictly implement the contractual provisions. If one party breaches this Contract, the other party shall have the right to claim for compensation pursuant to this Contract.

11-4 甲、乙双方在履行本合同过程中发生争议, 应通过协商解决; 协商解决不成的,

双方同意选择下列第 (二) 种方式解决:

11-4 Any dispute arising between both parties in the process of performing this Contract shall be settled through negotiations. If the negotiations fail, both parties agree to settle it in the following Method (II):

~~(一)、提交 仲裁委员会仲裁,~~

(I) ~~submitting it to / Arbitration Commission for arbitration;~~

(二)、依法向人民法院起诉。

(II) bringing a lawsuit to the people's court according to law.

11-5 本合同连同附件一式 叁 份。其中: 甲、乙双方各执一份, (上海市/ 黄浦区/县) 房地产交易中心或农场局受理处一份, 以及 中介方各一份, 均具有同等效力。

11-5 This Contract along with the appendices shall be in quintuplicate, one copy for either party, one for the Real Estate Trading Center or Farm Bureau's Acceptance Division of (Shanghai Municipality/Huangpu District/~~County~~), and one for the intermediary. All the four copies shall have equal effectiveness.

## 补充条款

### Supplementary Clauses

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经甲、乙双方协商, 现就乙方向甲方承租甲方所拥有的位于上海市黄浦区成都北路500号峻岭广场 1106 单元的房屋所达成的《租赁合同》双方达成补充协议如下:

After negotiations between both parties, they have reached a supplementary agreement to the "Lease Contract" reached with regard to Party B's renting Party A's house located at Unit 1106, Lucky Target Square, 500 Chengdu North Road, Huangpu District, Shanghai, which is as follows:

#### I.

1. 按面积计算, 租赁期内, 月租金为 RMB13700 元 (即人民币壹万叁仟柒佰元整)。租金直接支付至甲方提供之帐户。

The monthly rental shall, by area, be RMB 13700, (RMB Thirteen Thousand, Seven Hundred Yuan Only) within the lease period. The rental shall be directly paid to the account provided by Party A.

帐户名: 刘越清;

开户银行: 招商银行;

帐号: 6225880216158643;

Depositor: Liu Yueqing;

Bank of Deposit: China Merchants Bank;

Account: 6225880216158643;

- 
2. 该房屋应付的每月管理费用, 由乙方直接向物业管理处交付。根据峻岭广场物业管理合同为准。

The monthly management fee payable for the House shall be paid by Party B directly to the real property management office. According to Junling Square Property Management Contract.

二、乙方在上期签约时向甲方支付相等于三个月房租的保证金，即 RMB39690 元（大写：叁万玖仟陆佰玖拾元整）。由于，在 2018 年 4 月 11 日起租金价格的调整，需在此前补 RMB1410 元（大写：壹仟肆佰壹拾元整），共计 RMB41100 元（大写：肆万壹仟壹佰元整）。以上的补充押金 RMB1410 元（大写：壹仟肆佰壹拾元整），和预付三个月的租金 RMB41100 元（大写：肆万壹仟壹佰元整），共计：RMB42510 元（肆万贰仟伍佰壹拾元整），都需在 2018 年 4 月 11 日之前支付至甲方所提供的账户。甲方收到保证金后，向乙方出具收据作为收款凭证。

II. Party B has paid a security deposit to Party A when signing the previous contract. The amount of security deposit has been three months of rental, i.e., RMB 39690 (in words: Thirty-nine Thousand Six Hundred and Ninety Yuan Only). Because, from April 11, 2018 the rental is going to be adjusted, based on the previous deposit, there is a difference of additional deposit at RMB 1410 (in words: One Thousand Four Hundred and Ten Yuan Only), for a total RMB 41100 (in words: Forty-one Thousand One Hundred Yuan Only). For above mentioned additional deposit of RMB 1410 (in words: One Thousand Four Hundred and Ten Yuan Only), together with prepaid three months rental RMB 41100 (in words: Forty-one Thousand One Hundred Yuan Only), in total: RMB 42510 (in words: Forty-two Thousand Five Hundred and Ten Yuan Only), all should be required to be paid to the account provided by Party A before April 11, 2018 After Party A receive the deposit, shall issue a receipt to Party B as a payment certificate.

三、在乙方正常履行完毕该租赁合同后，并在乙方支付清所有应付款并正常交房后，甲方应在租约期满起的十个工作日内将保证金全额无息返还给乙方。

III. After Party B has normally performed the Lease Contract, paid off all amounts payable and normally delivered the House, Party A shall refund the security deposit in full amount to Party B without interest within ten workdays as of expiry of the lease period.

四、甲方在每次收到乙方房租十天内向乙方出具正式的房租发票。

IV. Party A shall, within ten days after receipt of Party B's rental, issue a formal invoice of rental to Party B.

五、乙方可按实际需要并符合有关部门或物业的规定在该单元内自行装修。乙方正常履行完毕后，可按正常使用状况返还。

V. Party B may, as the case may be, make decorations within the unit according to the provisions of the relevant department or the real property provisions. Party B may, after the normal performance, return the House which may be normally usable.

六、如若乙方提前退租，则甲方将没收叁个月的违约金不予退还。

VI. If Party B surrenders the lease in advance, Party A will confiscate three months of rental as the breach penalty.

七、如果甲方提前收回该房屋，甲方除返还原三个月保证金，另需赔偿三个月租金，即人民币 82200.00（捌万贰仟贰佰元整）

VII. If Party A takes back the House in advance, Party A in addition returns three months deposit, should also pay another three months of rental as compensation, i.e., RMB 82200(Eighty-two Thousand Two Hundred Yuan)

八、如有一方需提前终止该合约，需提前两个月书面通知另一方。

VIII. If any Party needs to terminate the contract, should inform another Party in written notice two months in advance.

九、该合同为中英文合同，以中文版本为准。

IX. The contract is in both Chinese and English, the Chinese version shall prevail.

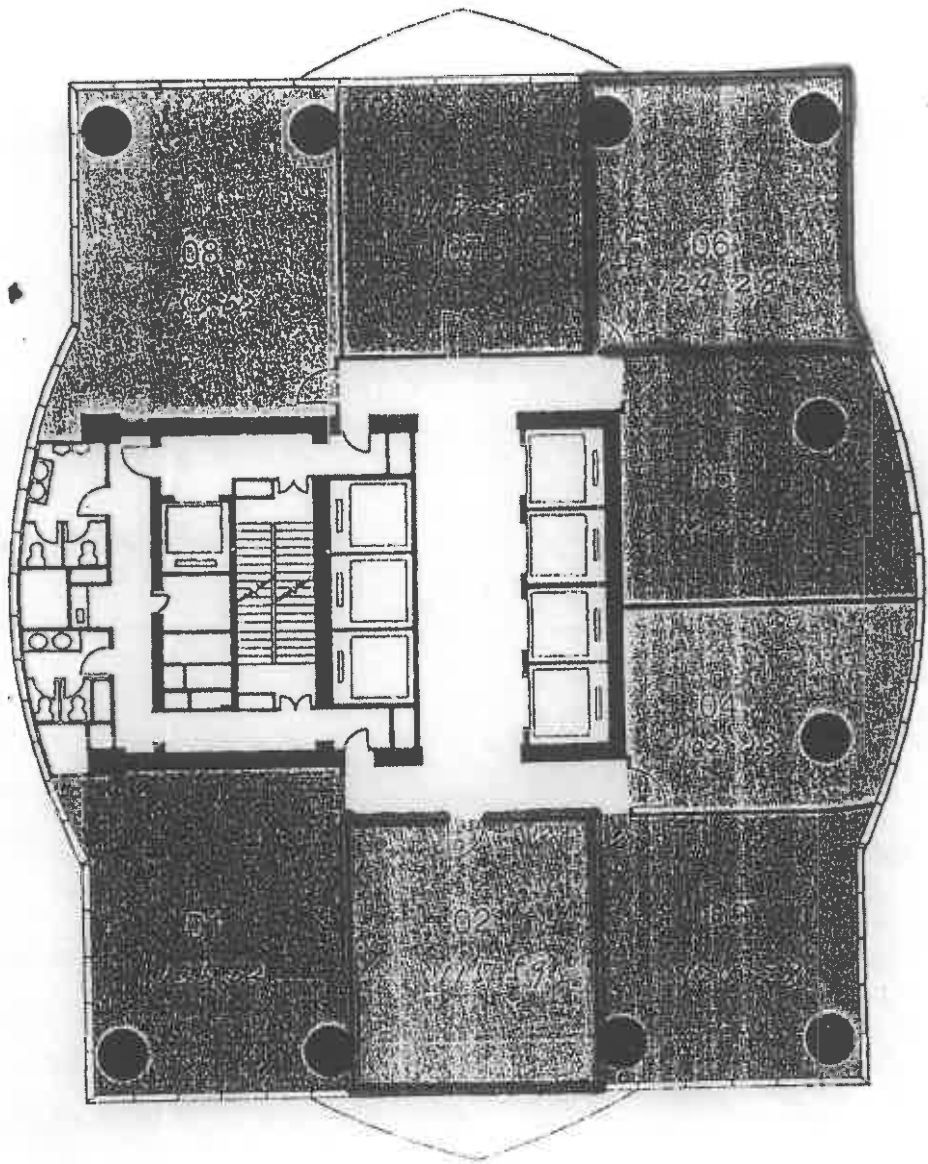


# 10 至 17 層平面圖 10 To 17 Floor Plan



✓

樓層	高度	用途
1	3.5	大堂
2	3.5	大堂
3	3.5	大堂
4	3.5	大堂
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100	3.5	大堂



成都路

出租方 (甲方):

国籍:

法人代表人:

注册证明/身份证号码:

住址:

邮编:

电话:

委托代理人:

签名盖章: 刘世伟

签约日期:

签约地点:

承租方 (乙方): Czechtrade Promotion Agency

国籍: Czech Republic

法人代表人:

注册证明/身份证号码:

住址:

邮编:

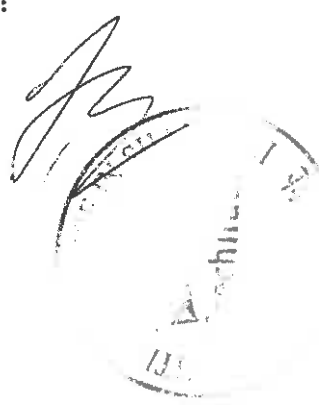
电话:

委托代理人:

签名盖章:

签约日期:

签约地点:



Lesser (Party A):

Nationality:

Legal Representative:

Registration Certificate/Identity Card Number:

Domicile:

Postcode:

Tel:

Authorized Agent:

Signature and Seal:

Date of Conclusion:

Place of Conclusion:

Lessee (Party B):

Nationality: Czechtrade Promotion Agency

Legal Representative: Czech Republic

Registration Certificate/Identity Card Number:

Domicile:

Postcode:

Tel:

Authorized Agent:

Signature and Seal:

Date of Conclusion:

Place of Conclusion:

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经纪机构名称:

经纪人姓名:

经纪人资格证书编号:

Brokerage Institution's Name:

Broker's Name:

Broker Eligibility Certificate Number: