

LEASE AGREEMENT

This agreement is made and entered into between the Lesser, OKINAWA SCIENTISTS VILLAGE Co.,Ltd. and the Lessee, .

Property Information

Building	Name				Rm.
	Address	1919-1, Tancha, Onna-son, Kunigami-gun, Okinawa, Japan 904-0495			
	Structure	RC	storie(s)		
	Type			Yr. Built	
Res. Area	Layout			Floor Area	
	Parking			vehicle number	

Lease Period and Termination Notice Period

Start of Lease		1 year	Termination Notice
End of Lease			1 month in advance

Rent

Rent	yen per month	Deposit	yen (1 month rent)
Rent Due	Following month's rent is due on the 27 th of the preceding month.		
Payment Method	Automatic transfer from the Lessee's account to an account designated by the Lessor		

Lessee and Co-habitant(s) Information

Name						TEL				
Personalized E-mail address										
Co-habitant	Name	Contact number	Relationship	Age	Name	Contact number	Relationship	Age		

Lessor and Management Firm

Lessor	Address	1919-1, Tancha, Onna-son, Kunigami-gun, Okinawa, Japan 904-0495
	Name	OKINAWA SCIENTISTS VILLAGE Co., Ltd.
	TEL	098-982-3150

Emergency Contact Information

Name			
Emergency Contact			
	(TEL)		

OIST Campus Village Housing Rental Agreement

Lease Agreement between Okinawa Scientists Village (Lessor) and Resident of Housing Unit (Lessee)

1. TERM OF LEASE

- (1) The term of this Agreement begins on yy/mm/dd and ends on yy/mm/dd.
- (2) Following the initial term, the lease may be renewed upon consultation between both parties.

2. RENT

- (1) The Lessee shall pay the monthly rent on or before the first day of each month for the following month by automatic bank transfer from the Lessee's account into the designated account of the Lessor.
- (2) Rent for any period during the term hereof which is for less than one month shall be prorated on the basis of thirty (30) days per month.

3. REVISION OF RENT

The Lessor and the Lessee may revise the rent upon consultation between both parties if any of the following events occurs.

- (1) If any increased or decreased tax or other charge on the land or building makes the rent inappropriate;
- (2) If any increased or decreased land or building price, or any other fluctuated economic circumstance makes the rent inappropriate; or
- (3) If there are changes of rents for similar buildings in the vicinity, making the rent inappropriate in comparison.
- (4) If the Lessor and the owner of the property in question, Okinawa Institute of Science and Technology Graduate University (hereinafter referred to as the "Institute"), discuss and agree to revise the rent due to a drastic change in consumer prices, occurrence of a critical event, change in the Lessor's fundraising environment, or other reasonable cause.

4. ALLOCATION OF BURDENS

- (1) The Lessor shall bear the taxes and public charges imposed on the Property.
 - (2) The Lessee shall bear the charges for consumption of electricity, gas, water, and other expenses (including basic charges during the absence of the Lessee) in relation to using the equipment of the Property.
- Utility usage unit price of current fiscal year is set based on the track record of previous fiscal year. (Bid is assumed to have rounded off)

5. SECURITY DEPOSIT

- (1) The Lessee shall deposit with the Lessor the amount of _____ yen as liability security based on this Agreement.
- (2) The Lessee shall not offset its rent or any other liability by the security deposit until the Lessee vacates the Property.
- (3) When the Lessee vacates the Property, the Lessor shall promptly refund the balance of security deposit to the Lessee without interest. Notwithstanding the above, the Lessor may deduct from the security deposit to cover any unpaid rent or expenses in relation to the use of utilities and equipment of the Property, cost to restore the

Property to its original condition or any costs resulting from the Lessee's default of liability under this Agreement.

(4) In the above case, the Lessor shall specify to the Lessee a breakdown of the amount of liabilities deducted from the security deposit.

(5) The Lessee shall not offset its rent or other liability owed to the Lessor by the security deposit refund claim, and shall not assign or offer as collateral such claim to a third party.

6. INTENDED USE OF THE PROPERTY

The Lessee shall use the Property exclusively for residential purposes.

7. PROHIBITED OR LIMITED ACTIVITIES

The Lessee is prohibited from conducting the following activities.

(1) The Lessee shall not assign the lease or sublease the Property in whole or in part.

(2) The Lessee shall not make any renovation, alteration, extension, or add any structure to the Property.

(3) The Lessee shall not engage in any of the acts listed in Attachment 1.

(4) The Lessee shall receive written consent from the Lessor if the Lessee is to be engaged in any of the acts listed in Attachment 1(20) under unavoidable circumstances.

8. REPAIRS DURING THE TERM OF THE AGREEMENT

(1) The Lessee shall, in addition to the expenses for any repairs listed in Attachment 2, bear the expenses for any repairs which are deemed to be caused by the Lessee's intentional or negligent act, and not due to ordinary wear and tear.

(2) The Lessor shall make repairs necessary for the Lessee to use the Property, except for the repairs listed in Attachment 2.

(3) The Lessor shall give advance notice to the Lessee when making repairs in accordance with the preceding paragraph. In this case, the Lessee shall not reject the repairs without just cause, and even if the repairs render the Property and/or the common areas of the Property unavailable either in whole or in part, the Lessee shall not request compensation from the Lessor.

(4) If any part of the Property is damaged and the Lessee becomes aware of it, the Lessee shall promptly notify the Lessor. If the delay in giving a notice causes any damage to the Lessor, the Lessee shall compensate for the damage.

9. CANCELLATION OF THE AGREEMENT

In the event of the following violations by the Lessee, the Lessor may cancel this Agreement without notice.

(1) Delay in payment of rent or maintenance expenses for more than a month.

(2) Default of payment of any expenses required for any repairs due to willful act or negligence by the Lessee.

(3) Failure to comply with any other provisions of this Agreement.

(4) In addition to the items listed above, if the trust in a relationship between the Lessor and the Lessee is damaged due to any act by the Lessee.

10. TERMINATION BY THE LESSEE

(1) The Lessee may terminate the Agreement by submitting a notice of termination to the Lessor not later than thirty (30) days prior to such termination.

(2) At the time of vacating the Property, the rent or maintenance expenses shall be prorated on the basis of thirty (30) days per month.

(3) On vacating the Property, the Lessee shall inform the Lessor of the date and time of the check-out inspection not later than five (5) days prior to the termination of this Agreement.

11. VACATING THE PROPERTY AND REPAIRS AT THE TIME OF VACATING

(1) If the Agreement ends due to the expiration, termination by consent, or cancellation of the Agreement, the Lessee shall restore the Property to its original condition on or before the termination date of this Agreement at its own expense, except for normal wear and tear, and vacate the Property.

(2) The Lessee shall vacate the Property by the termination date of this Agreement (immediately if this Agreement is cancelled in accordance with the provisions of Article 10).

(3) If the Lessee delays in vacating the Property as specified in the preceding paragraph, the Lessee shall pay to the Lessor default charges equivalent to double the Rent on a prorated basis, from the next day of the day on which this Agreement is canceled or terminated to the day on which the Lessee has completely vacated.

(4) If there are any objects left in the Property after the Lessee has vacated, excluding any structure installed in accordance with provision 4 of Article 7, the objects shall become the property of the Lessor, and the Lessee shall not make any claim against the Lessor for any damages that may arise from this.

(5) The Lessee shall return the keys and copies of keys of the Property, to the Lessor upon vacating the Property.

(6) If the Lessee does not vacate the Property by the termination date of this Agreement, the Lessor may, at the Lessee's expense, take measures to restore the Property to its original condition.

(7) At the end of this Agreement, the Lessee may not make a request to the Lessor to have property maintenance expenses and other expenses spent to increase the value of the property reimbursed, and with or without the Lessor's approval, the Lessee may not make a claim to purchase fittings furnished at the Property.

12. ENTRY

(1) The Lessor and the Institute may enter the Property, with prior consent of the Lessee, when it is necessary for property management such as fire control or maintenance of the Property.

(2) The Lessee, without just cause, cannot refuse the Lessor entry for purposes of the preceding provision.

(3) Prospective Lessees, seeking to lease the Property or intending to possess the Property upon termination of this Agreement, accompanied by the Lessor, may inspect the Property with prior consent of the Lessee.

(4) To prevent the spread of fire or in any other emergencies, the Lessor and the Institute may enter the Property without prior consent of the Lessee. When entering the Property in the absence of the Lessee under such conditions, the Lessor and the Institute shall notify the Lessee later of such entry.

13. OBLIGATION OF LESSEE TO GIVE NOTICE

When the Lessee is to conduct any of the activities listed in Attachment 3 in using the Property, the Lessee shall notify in writing the Lessor in advance.

14. OBLIGATION TO MAINTAIN FIRE INSURANCE

In order to prepare for accidents such as fire, explosion, or water leakage, the Lessee is obliged to maintain fire insurance designated by either the Lessor or the Institute during the Agreement Period at his/her expense.

15. EXEMPTION

Neither the Lessor nor the Lessee shall be held liable to each other for any damage caused by a disaster such as an earthquake, fire, wind or flood, theft or the like, or any other cause of force majeure, as well as by the failure of electricity, gas, water supply, sewerage or other facilities not attributable either to the Lessor or the Lessee.

16. CONSULTATION

Any matters not stipulated in this Agreement or any doubt arising as to the interpretation of any provisions of this Agreement shall be resolved by mutual consultation between the parties in good faith.

(2) The Lessee shall acknowledge at all times that the Property is a public asset, and make sure to use it appropriately.

17. Succession of the Lessor's Position

The Lessee agrees in advance that if the agreement between the Lessor and the Institute concerning the lease of the Property ends, the position of the Lessor under this Agreement shall be succeeded by the Institute and the Lessee shall thereafter indemnify and hold harmless the Lessor as the lender in this Agreement.

18. Damage Compensation

The Lessee shall compensate for any damage incurred by the Lessor if such damage was caused by the non-fulfillment of obligation by the Lessee stipulated in this Agreement.

19. Disclosure of the Lessee's Name

The Lessee shall in advance agree to and not object to the Lessor's disclosure of the Lessee's name and other personal information to the Institute.

20. ROOM SHARING

(1) Those room sharing shall be considerate with noise and so as not to inconvenience their roommates.

(2) In addition to keeping each room clean, the common areas shall be kept clean by those room sharing as well.

(3) Electricity, gas, and water expenses shall be divided among those room sharing.

(4) If one of those room sharing is to leave the Property, check-out inspection shall be conducted and the cost of restoring it to its original state at that point shall be paid; contribution percentage shall be discussed among those room sharing.

21. Elimination of Antisocial Presence

The Lessee shall assure and promise the Lessor the following.

(1) That the Lessee and the users of the Property are not members of a criminal organization, affiliate of a criminal organization, corporate extortioner, or the equivalent (hereinafter referred to as "Antisocial Presence").

(2) That the Lessee is not allowing the use of its name to an Antisocial Presence to enter into this Agreement.

(3) That the Lessee shall not, either on its own or through a third party, commit an act that verbally or physically threatens the Lessor, obstruct the Lessor's business by deception or influence, or commit an act that is detrimental to the trust of the Lessor.

22. Jurisdiction of Agreement

The Lessor and the Lessee agree that conflicts arising from this Agreement shall be exclusively brought in the Naha District Court of Japan first.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their duly authorized representative in duplicate as of the day and year written below, each party retaining one (1) copy thereof, respectively.

Date: _____

LESSOR

Name: Okinawa Scientists Village Co., Ltd.

Address: 1919-1 Tancha, Onna-son, Okinawa 904-0495

LESSEE

Name: _____

Signature: _____

Address: 1919-1 Tancha, Onna-son, Okinawa 904-0495

Attachment 1 (Article 7 Section 3) – Prohibited Activities

1. To manufacture or keep firearms, swords, or any dangerous items including explosive s or combustible substances.
2. To bring in heavy items that could damage the building structure, hazardous goods, highly flammable or combustible goods, or any goods which emit foul or bad odors.
3. To alter the exterior appearance of the building.
4. To make alterations which affect the common areas or any other areas.
5. To drain liquid which could corrode the drain pipes.
6. To play or operate TV sets, radios, audio sets, musical instruments, and other such devices at an unreasonable volume.
7. To play musical instruments in the morning (before 8:00 AM) or at night (after 8:00 PM) in a manner that will disturb other Lessees or occupants.
8. To keep any animals which could cause trouble to the neighbors. Dogs must be kept on a leash at all times in public areas including corridors.
9. To cause improper noises, vibrations, electromagnetic waves, and other nuisances to the neighbors.
10. To use the residence as a place of office or music studio.
11. To leave objects which could fly or fall in case of strong or swift winds, in the balconies or other areas, that could pose a danger to others.
12. To bring sand, refuse, combustible substances, or other improper materials into the balconies or other areas.
13. To install or place structures on the balconies such as a dwelling unit, sunroom, storage, greenhouse, or other similar structures.
14. To throw out any article from the balconies or windows.
15. To sun dry bedding materials, floor mats, laundry, or other materials on the balcony railings, fence, windowsills.
16. To leave the gas and water valves open.
17. To leave items in the common areas or any other spaces unattended (not including the external air conditioning unit in the designated unit space).
18. To leave any personal items, not even temporarily, in the stairs, hallways, elevator halls, or other common passages which are used as an evacuation passage in emergency situations including in the case of fire.
19. To access restricted areas such as pump rooms or other dangerous places.
20. To post advertisements such as posters or exhibit signs in the common areas including the stairs and hallways.
21. To access or use the roof terrace.
22. To park vehicles in places other than the designated parking lot.
23. To commit any acts contrary to public policy and morals or any acts that could cause nuisances or danger to other Lessees.

Attachment 2 (Article 8, Section 1) – Repairs

Item	Type	Status	Method
Ceiling	Ceiling board Boards Spray painting	Stains or damage due to dew condensation, cigarette tar or any other causes resulting from the use by the Lessee.	Repair or painting
Wall / Floor	Cushion floor	Grease, stain, or mold due to humidity in bathroom, etc.	Painting or replacement
	Wooden floor	Partially removed or peeled finishing material.	Repair
	PVC sheeting	Tarnish by the sun.	Repair or repainting
	Wall paper	Damage, stain or peeling by dew condensation, cigarette tar, etc.	Repair or repainting
		Hole by thumbtack, pin, nail, screw, etc.	Repair or replacement
		Other Stains or damage resulting from the use by the Lessee.	Repair or repainting
Fittings	Housing entrance door	Stains or damage resulting from the use by the Lessee.	Repainting or replacement
	Peep window, mailbox, hinge, knob, doorstop, chain and other hardware	Loss or damage (excluding wear or damage of door wheel that are unavailable due to discontinuation of production, etc.)	Replacement
	Curtain rail	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Key and lock	Damage or loss	Replacement
	Glass	Stains or damage	Cleaning or replacement
	Screen door	Stains or damage	Repair or replacement
	Storage and shoebox	Stains or damage	Cleaning or repair
Kitchen equipment/fixture	Consumables including packing (gasket)	Deterioration or damage	Replacement
	Parts such as faucet, door hinge, etc.	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Gas oven Gas range (kitchen stove)	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Stainless sink	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Range hood	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement

Item	Type	Status	Method
Carpentry Work	Columns, window frames, and other carpentry work	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
Water supply and sanitary drainage system	Lavatory sink Toilet (toilet seat included) Water tank, etc.	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
		Deterioration of consumables such as packing (gasket).	replacement
	Water tank accessories	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Water plug	Deterioration or damage of water plug or its parts	Replacement
	Drainage (bathroom, lavatory, balcony and others)	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Drain pipes	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
		Clogging of the drain pipes.	Cleaning
Electric installment	Lighting devices	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Switches, outlets, etc.	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	Fluorescent and incandescent lighting tube and fuse	Breakage or blowout	Replacement
	Intercommunication system	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
	fans	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
		Oil or soot stains, filter replacement	Cleaning or replacing
	Air conditioning system	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
Gas facility	Gas pipes, valves, rubber and hoses	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
		Damage of valves	Repair or replacement
		Deterioration of rubber hoses or other consumables.	Replacement
	Gas-fired hot water supply system	Stains or damage resulting from the use by the Lessee	Cleaning or replacement
Bathrooms	Unit bath Shower unit Parts, etc.	Stains or damage resulting from the use by the Lessee.	Cleaning or replacement
		Damage of the bathtub lid, chain, shower set, parts, or other related items.	Repair or replacement
Others	Entire unit	Consumables such as lighting tube or fuse, or packing (gasket).	Replacement
		Stains or damage which are not acknowledged as ordinary wear and tear, or caused by the Lessee's intentional or negligent act.	Repair or replacement
At the time of moving out	Entire unit	Any cost of house cleaning and disposal of items or waste left after the Lessee has moved out.	Cleaning or disposal

Attachment 3 (Article 13, Section 1) – Items Requiring Notice in Advance

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| 1. To add new occupants in the household who are not listed in the section “Lessee and Occupants.” |
| 2. To continuously be absent from the Property for more than one (1) month. |