

LEASE CONTRACT

Lessor: [NAME OF LESSOR] ("Party A")

Registration Domicile: Beijing, China

Legal Representative: _____

Address: _____

Telephone No.: _____

Fax No.: _____

Email: _____

Lessee: [NAME OF LESSEE] ("Party B")

Registration Domicile: Beijing, China

Legal Representative: _____

Address: _____

Telephone No.: _____

Fax No.: _____

Email: _____

Date of Lease: _____

1. SUBJECT MATTER FOR LEASE

1.1 Party A agrees to lease to Party B under good status the ____ floor of _____ [name of building], located at _____ [address of building], _____ District, with the aggregated area under the lease _____ square metres (_____ m²) (which is the gross area, including shared area for common use), with the particular position as delineated by the red lines on the drawing set out in Appendix 1 hereto.

1.2 Party A shall provide the interior decoration, with the standard as:

- the ground of the ____ floor shall be cement flooring,
- general gypsum board suspended ceiling,
- emulsion paint on walls,
- wood skirting board,
- general insert fluorescent lighting.

1.3 The leased premises mentioned above shall be used only for the purpose of _____ [describe tenant's business to be conducted in the premises, for example, "a business office"].

2. LEASE TERM

2.1 The term of the lease shall be for a period of _____ years, commencing from _____ [insert date] and ending on _____ [insert date].

2.2 Upon expiration of the lease term, Party A shall have the right to take back the leased premises and Party B shall promptly return the leased premises. In the event that Party B wishes to renew the lease, Party B shall notify Party A of its intention to renew at least _____ months prior to the expiration of this Lease Contract.

