

Residential Lease Agreement

Landlord Dot Line Co., Ltd. (hereinafter referred to as "Party A") and Tenant _____ (hereinafter referred to as "Party B"), with the following contents,

We have entered into a lease agreement for the property shown.

Heading (1) Description of the target property

building	Name:	Dot Home (Nursing Home Honda)
	location	〒266-0006
		3-32 Ozzenocho, Midori-ku, Chiba City, Chiba Prefecture

Heading (2) Contract Period

Year Month Day From	Year Month Day (Year Month)
Time for handing over the keys to the property	Year Month Day

Heading (3) Rent, etc.

Rent:	41,000 yen per month	Management fee:	32,000 yen per month		
deposit	No				
Rent etc. payment deadline:		next month's payment by the 26th of each month			
Payment method for rent etc.	<input type="checkbox"/> Bank Transfer	Bank details	Bank name: Resona Bank, Chiba Branch Deposit: Regular Account number: 1831871 Account holder: Dot Line Co., Ltd. Representative Director Yusaku Kakimoto Transfer fee paid by the tenant		
	<input type="checkbox"/> Account Debit	Entrusted Company Name	Meiji Yasuda Business Service (MBS) Account withdrawal fee payer: Landlord		

Heading (4) Security for Party B's Debt

Method of collateral <small>(Check the items to be adopted in this contract and enter the required items in the right column.)</small>	<input type="checkbox"/> Guarantor	full name	
		address	
		Maximum amount:	300,000 yen
	<input type="checkbox"/> Rent Debt Insurance	Rent Debt Insurance	

(Check the items to be adopted in this contract and enter the required items in the right column.)	Guarantee Provided by securities company	Name of the securities company	
		Head office location	
		Rent Guarantor Registration Number	Minister of Land, Infrastructure, Transport and Tourism ()No.

Heading(5) Renewal matters

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Heading (6) Special Terms

<p>This is housing for people who receive visiting nursing services covered by medical insurance.</p> <p>If you are no longer covered by medical insurance for visiting nursing services, you will be asked to leave.</p>

To certify the conclusion of this Agreement, three copies of this Agreement shall be prepared, and each of the Lender, the Borrower, and the Guarantor shall sign and seal the same and retain one copy.

Year Month Day

A: Lessor	Dot Line Co., Ltd. TEL: 043-307-5095
	Address: 2-6-1 Nakase, Mihama-ku, Chiba City, Chiba Prefecture
B. Lessee	full name TEL
	address
C. Guarantor	name TEL
	address
	Maximum amount

Contract Terms

(Conclusion of the contract)

Article 1 The Lessor (hereinafter referred to as "Party A") and the Lessee (hereinafter referred to as "Party B") agree to the acquisition of the property described in the preceding paragraph (1) (hereinafter referred to as the "Property").
) for residential purposes only (hereinafter referred to as "this Agreement") as follows:

(Contract period)

Article 2 The contract period and the delivery date of the Property shall be as set forth in paragraph (2) above.

2. Party A and Party B may renew this Agreement upon consultation.

(Rent)

Article 3 Party B must pay rent to Party A in accordance with the provisions of paragraph (3) above.

2. Party A and Party B may revise the rent after consultation if any of the following conditions apply:

- (i) When the rent becomes inappropriate due to an increase or decrease in taxes or other burdens on the land or building.
- (ii) When the rent becomes inappropriate due to a rise or fall in the price of land or buildings or other changes in economic conditions.
- (iii) When the rent becomes inappropriate compared to the rent of similar buildings in the vicinity

Rent for periods less than one month will be calculated pro rata, assuming one month is 30 days.

(Management fee)

Article 4: Party B shall pay to Party A the maintenance fees in accordance with Paragraph (3) above to cover the costs of utilities, water and sewerage, cleaning, etc. (hereinafter referred to as "Maintenance Fees") necessary for the maintenance and upkeep of common areas such as stairs and corridors.

2. Management fees include personal utility bills and water and sewerage charges.

3. If the management fees become inappropriate due to an increase or decrease in maintenance costs, Party A and Party B may, after consultation, revise the management fees.

4. Common area fees for periods less than one month shall be calculated on a pro rata basis, with one month being 30 days.

(Assurance that we are not anti-social forces)

Article 5 Party A and Party B each promise to the other party the matters set out in the following items.

- (i) The person himself/herself is a person who is a member of a criminal organization as provided for in Article 2, paragraph (ii) of the Law Concerning Prevention of Unjust Activities by Members of Organized Crime Groups (Law No. 77 of 1991)
Organized crime groups, companies related to organized crime groups, corporate racketeers, or persons equivalent thereto, or their members (collectively referred to as "antisocial forces" below)
(That is, it is not

- (ii) If Party A or Party B is a corporation, its officers (employees, directors, executive officers, or persons of equivalent status who execute business)

Not being a member of anti-social forces

(3) The Member will not allow antisocial forces to use his/her name in order to enter into this Agreement.

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4. Not to engage in the following acts, either by yourself or through a third party:

(a) Using threatening words or actions or violence against the

(a) other Using partyfraudulent means or force to disrupt the business of the other party or to damage its credibility

2. Party B may not transfer the leasehold of the Property in whole or in part to antisocial forces, regardless of whether Party A has given its consent.

or sublet.

(Prohibited or restricted acts)

Article 6 Party B may not transfer or sublease the leasehold of the Property in whole or in part without Party A's

It won't be.
written consent.

2. Party B may not expand, remodel, relocate, remodel or remodel the Property or the site of the Property without Party A's

written consent. No structures are to be erected within the facility.

3. In using the Property, Party B shall refrain from any of the following acts and any other acts equivalent to these that

cause inconvenience to the neighborhood. You must not go.

Bringing in dangerous explosive or flammable items

(ii) Carrying in or installing large safes or other heavy items

3) Pour liquids that may corrode drainage pipes.

4. Watching television or radio at a loud volume

5. Raising animals

(vi) Using the Property as an office or base of operations for antisocial forces

7) Using extremely rude or violent language or behavior, or displaying force at or around the Property, thereby causing trouble to the surrounding area.

Causing anxiety to residents or passers-by

(viii) Allowing antisocial forces to reside in the Property or allowing antisocial forces to repeatedly and continuously enter the Property

4. When using the Property, Party B shall not engage in any of the following acts without Party A's written consent.

1. Placing items in common areas such as stairs and corridors

(iii) Displaying signs, posters, or other advertising materials in common areas such as staircases and corridors

(Repairs during the contract period)

Article 7 Party A must carry out any repairs necessary for Party B to use the Property. The costs of such repairs

Any costs that become necessary due to reasons attributable to Party B shall be borne by Party B, and all other costs shall be borne by Party A.

2. In the event that Party A carries out repairs pursuant to the provisions of the preceding paragraph, Party A must notify Party

B of such in advance. In this case, Party B may not refuse to carry out the repairs unless there is a justifiable reason.

3. If any damage occurs within the Property, Party B shall promptly notify Party A and discuss the need for repairs.

If Party A incurs damages due to a delay in such notification, Party B will compensate Party A for the same.

4. In the case where a notice is given pursuant to the provisions of the preceding paragraph, if Party A refuses to make repairs without a valid reason, even though the need for repairs is recognized

If the repairs are not carried out by the other party, the other party may carry out the repairs themselves. In this case, the cost of the repairs shall be the same as that of paragraph 1.

Let us assume that.

(Termination of Contract)

Article 8 If Party A violates any of the following obligations, Party B shall, within a reasonable period of time, notify Party A of the fulfillment of said obligations:

However, if such obligations are not fulfilled within that period, this Agreement may be terminated.

When Party B has failed to pay rent or common area charges for two months or more

(ii) When Party B fails to bear the obligation to pay the expenses required for repairs that are necessary due to reasons attributable to Party B.

2. In the event that Party B violates any of the following obligations, Party A shall notify Party B of the performance of said obligations within a reasonable period of time,

However, if the obligation is not fulfilled within that period and it is recognized that it is difficult to continue this Agreement due to the breach of that obligation,

If such a situation arises, this Agreement may be terminated.

When the property is used for purposes other than residence

(ii) When it is discovered that there was a material misrepresentation in the facts given about Party B or the guarantor at the time of moving in.

(3) When Party B has violated any of the obligations set forth in any provision of this Agreement.

3 If either Party A or Party B falls under any of the following, the other party shall be entitled to terminate this Agreement without any notice:

The contract may be terminated.

When facts contrary to the commitments in Article 6 are discovered.

(ii) If, after the conclusion of the contract, the person or an officer of the company falls under an anti-social force

4. Party A shall take disciplinary measures if Party B violates the obligations set forth in Article 5, Paragraph 2, or commits any of the acts set forth in Article 6, Paragraph 3, Items 6 to 8.

If so, this Agreement may be terminated without any notice.

5. If the room remains vacant for 30 days or more due to hospitalization or other reasons, this Agreement may be terminated.

(Termination by Party B)

Article 9 Party B may terminate this Agreement by notifying Party A of such termination at least 30 days in advance.

2 Notwithstanding the provisions of the preceding paragraph, Party B may terminate the contract by paying Party A 30 days' rent or the equivalent amount of the rent from the date of the termination request.

This Agreement may be terminated at any time within 30 days from the date of the offer.

(Reduction of rent due to partial loss, etc.)

Article 10 If a part of the Property becomes unusable due to loss or other reasons, and such loss is attributable to Party B

If the reason is not due to a reason, A and B will decide whether or not to reduce the rent, the extent, period, etc., depending on the proportion of the portion that can no longer be used.

The parties will discuss alternative methods to the rent reduction and other necessary matters.

When the amount is increased, the amount shall be in proportion to the amount of the part that can no longer be used.

2. In the event that a part of the Property becomes unusable due to loss or other reasons, Party B will be able to lease only the remaining part.

If the intended purpose is not achieved, Party B may terminate this Agreement.

(Termination of Contract)

Article 11 This Agreement shall terminate if the Property becomes unusable due to loss or other reasons.

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2 This Agreement shall terminate upon the death of the Borrower.

(Delivery)

Article 12 Party B must notify Party A of the eviction date at least 10 days in advance and vacate the property by the date this Agreement terminates.

No.

2. In the event that this Agreement is terminated pursuant to the provisions of Article 9, Party B shall immediately vacate the Property.

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3. If Party B delays the eviction, Party B shall give Party A the right to evict the premises from the day following the day the lease agreement is terminated or terminated.

and pay damages equal to twice the rent from the date of completion to the date of completion.

(Restoration to original condition upon eviction)

Article 13 At the time of vacating the Property, Party B shall, in addition to the following, pay all damages to the Property arising from normal use.

The property must be restored to its original condition.

2. At the time of entering into this Agreement, Party A and Party B have confirmed in writing the general procedures regarding restoration of the premises to their original condition upon vacating the premises by Party B.

3. At the time of vacating the Property, Party A and Party B shall discuss the content and method of restoration to the original state that Party B will carry out in accordance with the provisions of Paragraph 1. However, unless otherwise specified in Paragraph 1, Party A shall arrange for the construction work, etc., regarding the method of restoration to the original state, and Party B shall pay Party A the costs related to its share of the expenses.

(Party A's notification obligation)

Article 14 Party A must immediately notify Party B in writing if any of the following items apply:

(i) Change in the payment method for rent, etc.

(Party B's notification obligation)

Article 15 If any of the following items apply to Party B or the guarantor, the party shall immediately notify Party A in writing:

There must be.

- (i) When the person is absent for one month or more or is currently absent
- (ii) Changes to the guarantor's address or location, name, emergency contact information, or other details
- (iii) Death or dissolution of the guarantor
- (iv)

shall pay the damages.

(Security for Party B's debts)

Article 17 Under this Agreement, Party B's obligations shall be secured by the method set out in paragraph (4).

2. If "Joint Guarantor" is checked in the heading (4), the following provisions shall apply:

1. The guarantor (hereinafter referred to as "Party C") set forth in paragraph (4) of this Agreement shall jointly and severally bear the obligations of Party B arising from this Agreement.

The same applies when this Agreement is renewed.

2. If the "Party C" is an individual, the burden of the person in question under the preceding paragraph shall be limited to the maximum amount specified in the heading (4) and in the name and seal column.

3. If "Party C" is an individual, the principal of the debt borne by the "Party C" shall be determined when any of the following applies:

A. Party A has no claim against Party C for the property of Party C, including the payment of rent and other monies arising from this Agreement.

When a petition for compulsory execution or enforcement of a security interest has been filed. However, if a petition for compulsory execution or enforcement of a security interest has been filed,

Only if you like

B. When C receives a decision to commence bankruptcy

proceedings. When Party B or Party C dies

C. In the case of the preceding paragraph or if the third party loses the capacity or financial resources required to be a guarantor, the provisions of Article 16 shall apply.

Accordingly, Party B shall immediately notify Party A of this fact and entrust the guarantee to a new guarantor approved by Party A.

In the case of the preceding paragraph, the guarantor who newly enters into a joint guarantee agreement with Party A shall bear the obligations set forth in paragraph 1.

To be

Upon receipt of a request from Party C, Party A shall promptly notify Party C of the status of payment of rent and common area charges, the amount of overdue payments, and damages.

The amount of compensation, etc., and information regarding the amount of all liabilities of Party B must be provided.

3 If "Guarantee provided by a rent guarantee company" is checked in paragraph (4) of the headline, the following provisions shall apply:

The contents of the guarantee provided by the rent guarantee company described in the head (4) shall be determined separately.

Both Parties must take the necessary steps to utilize this warranty at the same time as this Agreement.

If Party B does not take the procedure set forth in the preceding paragraph, or the guarantee set forth in the preceding paragraph cannot be used due to reasons attributable to Party B.

In this case, this Agreement will not be concluded. However, Party B will notify the other party of the commencement of the Agreement as described in the head (2) until the vacating of the Property.

must pay damages equivalent to the rent during the

In the case of the main clause of the preceding paragraph, if the parties agree to establish a contract by appointing a separate guarantor

Notwithstanding the provisions of the preceding paragraph, the joint guarantee agreement between Party A and the joint guarantor is concluded as set forth in paragraph (2) of the head.

This Agreement shall be deemed to have been validly established at the time of the commencement of the contract.

(Disclaimer)

Article 18 Earthquakes, fires, storms, floods, and other natural disasters, theft, and other reasons beyond the control of either Party A or deemed to be force majeure

Accidents occurring due to the nature of the accident (including the case of Article 11-1), or breakdowns of electricity, gas, water supply and drainage facilities not attributable to either Party A or Party B.

For any damages incurred by Party A or Party B as a result thereof, Party A and Party B shall not be liable to each other.

(Discussions)

Article 19 If any doubt arises regarding any matter not specified in this Agreement or the interpretation of any provision of this Agreement,

Any disputes will be resolved through good faith negotiations in accordance with the Civil Code, other laws, regulations and practices.

(Agreement Jurisdiction)

Article 20 In the event that it becomes necessary to file a lawsuit regarding a dispute arising from this Agreement, the Chiba District Court shall have first instance jurisdiction.

The place shall be.

(Matters regarding renewal and special terms)

Article 21 In addition to the provisions of the preceding Articles, matters concerning renewal and special provisions shall be as set forth in the preceding paragraphs (5) or (6).

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Meal Service Contract

A contract regarding the meal services to be provided at Dot Home Honda (nursing home) (hereinafter referred to as "this building") is concluded between Mr. (hereinafter referred to as Party B) and Dot Line Co., Ltd. (hereinafter referred to as Party A) as follows.

1. Meal provision In

this building, we outsource the food service to an outsourced company. The food is provided after simple cooking.

2. Meal reservations

If you wish to use the meal service, you must inform A of the number of meals you wish to use the week before. If you are moving in the middle of the month, please inform A of the number of meals you wish to use before moving in.

3. Cancellation of a meal If

you wish to cancel a meal, please inform us before the meal begins. There will be no cancellation fee, but the meal cost cannot be refunded.

4. Meal fees Meal

fees are as follows: 3 meals per day: 33,000

yen (tax included) per month 2 meals

per day: 20,000 yen (tax included) per

month If meal service is suspended or canceled during the month, the fee will be charged on a pro rata basis.

5. Revision of meal fees If the service fee

becomes unreasonable due to fluctuations in the consumer price index, employment situation, or other economic conditions, Party A may change the service fee with prior notice.

6. Handling of meals provided to family members and other visitors We

are unable to provide meals to family members and other visitors.

7. Special dietary requirements

If you require special meals such as chopped food, we will accommodate you. In that case, there will be no additional charge.

8. Payment for meals

Meal service fees are billed at the end of each month. An invoice will be sent by the middle of the following month, and payment is to be made by direct debit on the 27th of that month (or the following business day if that day is a bank holiday).

We may ask you to pay by bank transfer for the first month of tenancy.

9. Joint Guarantor

The joint guarantor shall, together with Party B, bear Party B's debts arising from this Agreement up to a maximum of 300,000 yen. Party A's claim for performance against the joint guarantor shall be effective against Party B, notwithstanding the provisions of Articles 458 and 441 of the Civil Code.

10. Matters for

Discussion If any questions arise after the conclusion of this Agreement, they will be resolved through good faith discussions between Party A and Party B.

To certify the above agreement, two copies of this document will be prepared, signed and sealed by Party A and Party B, and each party will keep one copy.

Year Month Day

Party A: 2-6-1 Nakase, Mihama-ku, Chiba City,
Chiba Prefecture Dot Line Co.,
Ltd. Representative Director Yusaku Kakimoto Seal

B: Address _____

full name _____ mark