

LEASE AGREEMENT

This Lease Agreement is made this ____ day of 11-15, 2022, between **Sun Shui Inc.** (hereinafter "Lessor") and **Seasons Condominium Association** (hereinafter "Lessee"). The Lessor hereby agrees to lease to the Lessee Thirty-Three (33) certain parking spaces on the terms and conditions as stated herein. The use of the lot is 7 days a week 5AM to 5PM.

1. **PREMISES:** The premises herein leased are Thirty-Three (33) designated parking spots at 155 W Rand Rd, Arlington Heights, IL 60004 (hereinafter "Property").
2. **TERM:** The term of this Lease shall be One (1) year commencing November 1, 2022 and Automatically renewing each year.
3. **RENT:** Lessee agrees to pay to Lessor One Thousand and 00/100 Dollars (\$1,000.00) per month, gross, as Rent.
4. **MAINTENANCE:** Lessee agrees to maintain the parking lot and keep the area free and clear from snow, ice and debris at all times. Lessee agrees that he will bear the cost and expense of said maintenance.
5. **INDEMNIFICATION:** To the fullest extent permitted by law, and without regard to the existence or limitation of any insurance coverage provided by Lessee hereunder, Lessee hereby agrees to defend, indemnify and hold each of the Indemnitees harmless from and against any and all claims, actions, costs, penalties, damages and expenses, including attorney's fees, based upon or arising out of or in connection with (a) personal injury or property damage in or about the Premises resulting from any cause, (b) a breach by Lessee of its obligations under the Lease, or (c) otherwise pertaining to the use and occupancy by Lessee of the Premises.
6. **INSURANCE:** Lessee agrees to pay for and keep in force during the term of this Lease, General Liability Insurance for not less than \$1,000,000.00 naming the Lessor and Manager as Additional Insured. Lessee agrees to provide proof of the insurance on an annual basis or upon reasonable request by Lessor.
7. **SURRENDER OF PREMISES:** At the termination of this Lease, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease, reasonable use and were thereof and damages by the elements accepted.
8. **GOVERNING LAW:** The lease shall be governed by, construed and enforced in accordance with the laws of the State of Illinois.
9. **BINDING EFFECT:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease. Each of the individuals signing on behalf of the entity represents that they have the authority to bind the respective party. This lease may be signed in counterparts with electronic signatures which shall constitute as an original.

10. ASSIGNMENT: Lessee shall not assign any Rights under this lease without prior written approval by Lessor.

11. RIGHT OF CANCELTION: In the event Lessor seeks to redevelop, lease, take back or sell the leased portion of the Property of which the Premises, Lessor shall have the right to cancel this lease with a thirty (30) days advance written notice. Lessee also have the right to cancel with a thirty (30) day written notice.

12. NOTICES: Whenever notice must be given under the provisions of this Agreement, such notice must be in writing and either hand delivered or sent by certified mail, return receipt requested, postage prepaid or overnight carrier and addressed as follows (until either party notifies the other in writing of a different address):

If to Lessee: Season Condominium Association
Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor: Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

Executed the _____ day of 11-15, 2022.

Sun Shui

By:  YU YUN CHEN

Verona Management, C/O Season Condominium Association

By: 
Name: Mario Presta
Title: Property Manager

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Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor:

Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

Executed the _____ day of 11-15, 2022.

Sun Shui

By: _____

YU YUNCHEN

Verona Management, C/O Season Condominium Association

By: _____

Name: Mario Presta

Title: Property Manager

租赁协议

本租赁协议由 Sun Shui Inc. (以下简称“出租人”) 和 Seasons Condominium Association (以下简称“承租人”) 于 2022 年 11月15日 日____ 签订。出租人特此同意按照此处所述的条款和条件向承租人三十三 (33) 出租某些停车位。 The use of the lot is 7 days a week 5AM to 5PM.

1. 场所：此处租赁的场所是位于 155 W Rd, Arlington Heights, IL 60004 的三十三 (33) 个指定停车位（以下简称“物业”）。
2. 期限：本租约期限为一 (1) 年，自 2022 年 11 月 1 日起，**每年自动续订**。
3. 租金：承租人同意**每月向出租人支付 1000 美元 (1,000.00 美元)** 作为租金。
4. 维护：承租人同意维护停车场，并始终保持该区域没有雪、冰和碎片。承租人同意他将承担上述维护的成本和费用。
5. 赔偿：在法律允许的最大范围内，并且不考虑承租人在本协议项下提供的任何保险范围的存在或限制，**承租人特此同意**为任何和所有索赔进行辩护、赔偿并使每个受偿人免受损害, 诉讼, 费用, 罚款, 损

害赔偿和费用, 包括律师费, 基于或引起或与之相关的 (a) 因任何原因导致的场所内或场所附近的人身伤害或财产损失, (b) 承租人的违约其在租约下的义务, 或 (c) 与承租人使用和占用处所有关的其他义务。

6. 保险: 承租人同意在本租约期限内支付不少于 1,000,000.00 美元的一般责任保险, 并将出租人和管理人指定为附加被保险人。承租人同意每年或应出租人的合理要求提供保险证明。

7. 房屋交还: 在本租约终止时, 承租人应退出并交出在本租约开始时处于良好状态和状况、合理使用和已被接受的因素造成的损坏的房屋。

8. 适用法律: 租约受伊利诺伊州法律管辖、解释和执行。

9. 约束力: 此处包含的契诺和条件应适用于并约束双方的继承人、法定代表人、继承人和受让人, 所有契诺均应解释为本租约的条件。代表实体签署的每一个人都表示他们有权约束相关方。该租约可以在具有电子签名的副本上签署, 该电子签名应构成原件。

10. 转让: 未经出租人事先书面批准, 承租人不得转让本租约项下的任何权利。

11. 取消权：如果出租人寻求重新开发、出租、收回或出售物业的租赁部分，出租人有权提前三十 (30) 天书面通知取消此租约。承租人也有权提前三十 (30) 天书面通知取消。

12. 通知：当根据本协议的规定必须发出通知时，该通知必须以书面形式亲自交付或通过挂号信、要求回执、预付邮资或隔夜承运人发送，地址如下（直至任何一方通知另一方以书面形式提供不同的地址）：

Zūlín xiéyì

běn zūlín xiéyì yóu Sun Shui Inc.(Yǐxià jiǎnchēng “chūzū rén”) hé Seasons Condominium Association(yǐxià jiǎnchēng “chéngzū rén”) yú 2022 nián _____ rì _____ qiāndìng. Chūzū rén tècǐ tóngyì ànzhào cǐ chù suǒ shù de tiáokuǎn hé tiáojiàn xiàng chéngzū rén sānshísān (33) chūzū mǒu xiē tíngchē wèi.

1. Chǎngsuǒ: Cǐ chù zūlín de chǎngsuǒ shì wèiyú 155 W Rd, Arlington Heights, IL 60004 de sānshísān (33) gè zhǐdìng tíngchē wèi (yǐxià jiǎnchēng “wùyè”).

2. Qíxiàn: Běn zūyuē qíxiàn wéi yī (1) nián, zì 2022 nián 11 yuè 1 rì qǐ, měinián zìdòng xù dìng.

3. Zūjīn: Chéngzū rén tóngyì měi yuè xiàng chūzū rén zhīfù 1000 měiyuán (1,000.00 Měiyuán) zuòwéi zūjīn.

4. Wéihù: Chéngzū rén tóngyì wéihù tíngchē chǎng, bìng shǐzhōng bǎochí gāi qūyù méiyǒu xuě, bīng hé suìpiàn. Chéngzū rén tóngyì tā jiāng chéngdān shàngshù wéihù de chéngběn hé fèiyòng.

5. Péicháng: Zài fǎlǜ yǔnxǔ de zuìdà fànwéi nèi, bìngqiě bù kǎolǜ chéngzū rén zài běn xiéyì xiàng xià tígōng de rènhé bǎoxiǎn fànwéi de cúnzài huò xiànzhi, chéngzū rén tècǐ tóngyì wèi rènhé hé suǒyǒu suǒpéi jìnxíng biànhù, péicháng bìng shǐ měi gè shòu cháng rén miǎn shòu sǔnhài, sùsòng, fèiyòng, fákǎn, sǔnhài péicháng hé fèiyòng, bāokuò lǜshī fèi, jīyú huò yǐnqǐ huò yǔ zhī xiāngguān de (a) yīn rènhé yuányīn dǎozhì de chǎngsuǒ nèi huò chǎngsuǒ fùjìn

de rénshēn shānghài huò cáichǎn sǔnshī, (b) chéngzū rén de wéiyuē qí zài zūyuē xià de yìwù, huò (c) yǔ chéngzū rén shǐyòng hé zhànyòng chùsuǒyǒuguān de qítā yìwù.

6. Bǎoxiǎn: Chéngzū rén tóngyì zài běn zūyuē qíxiàn nèi zhīfù bù shǎo yú 1,000,000.00 Měiyuán de yībān zérèn bǎoxiǎn, bìng jiāng chūzū rén hé guǎnlǐ rén zhīdìng wèi fùjiā bèi bǎoxiǎn rén. Chéngzū rén tóngyì měinián huò yīng chūzū rén de hélí yāoqiú tígōng bǎoxiǎn zhèngmíng.

7. Fángwū jiāohuán: Zài běn zūyuē zhōngzhǐ shí, chéngzū rén yīng tuìchū bìng jiāo chū zài běn zūyuē kāishǐ shí chǔyú liánghǎo zhuàngtài hé zhuàngkuàng, hélí shǐyòng hé yǐ bèi jiēshòu de yīnsù zàochéng de sǔnhuài de fángwū.

8. Shìyòng fǎlǜ: Zūyuē shòu yīlìnuòyī zhōu fǎlǜ guǎnxiá, jiěshì hé zhíxíng.

9. Yuēshù lì: Cǐ chù bāohán de qì nuò hé tiáojiàn yīng shìyòng yú bìng yuēshù shuāngfāng de jìchénggrén, fǎdìng dàibiǎo rén, jìchénggrén hé shòu ràng rén, suǒ yǒu qì nuò jūn yīng jiěshì wéi běn zūyuē de tiáojiàn. Dàibiǎo shítǐ qiǎnshǔ de měi yīgè rén dōu biǎoshì tāmen yǒu quán yuēshù xiāngguān fāng. Gāi zūyuē kěyǐ zài jùyǒu diànzǐ qiānmíng de fùběn shàng qiǎnshǔ, gāi diànzǐ qiānmíng yīng gòuchéng yuánjiàn.

10. Zhuǎnràng: Wèi jīng chūzū rén shìxiān shūmiàn pīzhǔn, chéngzū rén bùdé zhuǎnràng běn zūyuē xiàng xià de rènhe quánlì.

11. Qǔxiāo quán: Rúguǒ chūzū rén xúnqiú chóngxīn kāifā, chūzū, shōuhuì huò chūshòu wùyè de zūlín bùfèn, chūzū rén yǒu quán tíqián sānshí (30) tiān shūmiàn tōngzhī qǔxiāo cǐ zūyuē. Chéngzū rén yěyǒu quán tíqián sānshí (30) tiān shūmiàn tōngzhī qǔxiāo.

12. Tōngzhī: Dāng gēnjù běn xiéyì de guīdìng bìxū fà chū tōngzhī shí, gāi tōngzhī bìxū yǐ shūmiàn xíngshì qīnzì jiāofù huò tōngguò guàhào xìn, yāoqiú huízhi, yùfù yóuzī huò géyè chéngyùn rén fà sòng, dìzhǐ rúxià (zhízhì rènhe yīfāng tōngzhī lìng yīfāng yǐ shūmiàn xíngshì tígōng bùtóng dì dìzhǐ):

If to Lessee:

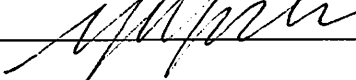
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Title: Property Manager