PROPERTY LEASE AGREEMENT

This Property Lease Agreement (referred to as the "Agreement") is effective as of the [**29/11/1940**] (the "Effective Date"), entered into by and between [**Xin Hue**], an individual located in BERLIN (referred to as the "Tenant"), and the [**Ministry of Finance & Economics**] (referred to as the "Landlord"). Each reference to the Landlord or Tenant individually in this Agreement shall be considered a "party," and collectively they shall be referred to as the "parties."

WHEREAS the Ministry of Finance & Economics ("Landlord") owns and presents the lease for the Site as defined herein; and

WHEREAS the Ministry of Finance & Economics ("Landlord") and Tenant wish to enter into this agreement for the lease of the Site ("Property") for use by the Tenant as per the terms of this agreement.

NOW, THEREFORE, for good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree to the following:

1. **Agreement to Lease**: The Ministry of Finance & Economics agrees to lease to Tenant from the Ministry, according to the terms and conditions set forth herein, the property described in the Property Sheet attached here as [**Bakery**] ("Site").
2. **Purpose**: The Property ("Site") may be used and occupied only for the following purpose (the "Permitted Use"): [**Residency**]. Nothing herein shall give the Tenant the right to use the Site for any other purpose without the prior written consent of the Ministry of Finance & Economics.
3. **Terms**: This Agreement will be for a term beginning on [**29/11/1940**] and ending on mis-payment or termination. The parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Ministry of Finance & Economics at the time of such extension.
4. **Rent**: Tenant will pay the Ministry of Finance & Economics rent in advance weekly upon the first payment of the amount: [**10,000 DM**].
5. **Late Fee**: Rent paid after one day of the weekly due will be deemed as late; and if rent is not paid within two days of being due, Tenant agrees to pay an increase of 30% of the rent amount. If rent is not paid within three days, the Site ("Property") will be revoked.

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6. **Security Deposit**: Upon signing this Agreement, Tenant will pay a security deposit in the amount of [**160 DM**] to the Ministry of Finance & Economics. The Ministry of Finance & Economics will retain the Security Deposit as security for Tenant's performance of its obligations under this Agreement. If Tenant does not comply with any of the terms of this Agreement, the Ministry of Finance & Economics may apply any or all of the security deposit to remedy the breach, including to cover any damages to the Site ("Property").
7. **Utilities**: Tenant shall pay the cost of all utility costs during the Term, including but not limited to gas, water, and electricity used on the Site.
8. **Conditions Precedent**: Prior to the start date of the Term, the Ministry of Finance & Economics shall satisfy the following conditions:
    a. Confirm in writing or verbally to the Tenant that the Site has been cleared of any occupants.
    b. Represent and warrant that the Ministry owns indefeasible title in and to the Site and has full right and authority to make the lease.
9. **Holdover Tenancy**: Unless an Agreement has been extended by mutual written agreement of the Parties, there will be no holding over past the Term under the terms of this Agreement under any circumstances. Tenant shall be liable for any damages incurred as a result of the holdover.
10. **Condition of Site**: Tenant has examined the Site and accepts the Site in its current condition "AS IS" and "WITH ALL FAULTS."
11. **Use of the Site**: Tenant agrees to use the Site only for the Permitted Use and will not commit waste upon the Site. Tenant will, at its sole discretion, maintain the Site in good repair and make all necessary repairs with the knowledge and approval of the Ministry of Finance & Economics. Tenant will not use the Site for any unlawful purpose or in any manner that will materially harm the Minister of Finance & Economics' interest in the Site.
12. **Improvements and Alterations**: Tenant may not make improvements, alterations, additions, or other changes to the Site without the written approval of the Ministry of Finance & Economics. Tenant agrees that any construction will be performed in a good and workmanlike manner, will comply with all applicable laws, and have knowledgeable and authorized personnel on the premises handling all changes. All improvements, alterations, additions, or other changes to the Site shall become the property of the Ministry of Finance & Economics upon the termination of this Agreement. Tenant shall have the right to erect any sign related to its business.

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13. **Permits and Approvals**: Tenants will be responsible for obtaining all licenses, permits, and approvals required by the authorities in connection with its use of the Site.
14. **Access to the Site**: The Ministry of Finance & Economics or any relevant policing agencies may have access to the Site at reasonable times to inspect the Site, to make any necessary repairs, to show the Site to prospective buyers, and as otherwise needed to perform its obligations under this Agreement.
15. **Default**: The following shall each constitute as an "Event of Default" by Tenant:
    a. Tenant fails to make any required payment due under this Agreement
    b. Tenant fails to perform any obligation or condition or to comply with any term or provision of this Agreement.
    c. Tenant files a petition for bankruptcy, reorganization or similar relief.
16. **Termination by Landlord**: Upon the occurrence of an Event of Default which continues for a period of two days after receiving written notice of the default from the Minister of Finance & Economics, the Ministry of Finance & Economics has the right to terminate this Agreement and take possession of the Site. The Ministry of Finance & Economics also has the right to terminate this Agreement should the property be considered abandoned.
17. **Surrender of the Site**: Tenant shall return the Site to the Ministry of Finance & Economics upon termination of the Agreement in good condition and repair, ordinary wear and tear excepted. Within 24 hours following the termination of this Agreement, Tenant will remove all equipment materials, fixtures, and other personal property belonging to the Tenant from the Site. Any property left on the Site after 48 hours following the termination of this agreement will be deemed to have been abandoned by the Tenant and may be retained by the Ministry of Finance & Economics. Criminal charges may be pursued should there be a gross amount of abandoned property on the Site after 48 hours following the termination of this agreement.
18. **No Partnership**: Nothing contained in this Agreement shall be deemed or construed to create a partnership, joint venture, or any other fiduciary relationship between the Parties other than that of the Ministry of Finance & Economics and the Tenant. Neither Party is authorized to act as an agent or on behalf of the other Party.

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19. **Limitation of Liability**: The Ministry of Finance & Economics is not responsible or liable for any loss, claim, damage, or expense as a result of any accident, injury, or damage to any property occurring anywhere on the Premises.
20. **Assignment and Subletting**: Tenant will not assign this Agreement as to all of or any portion of the Site or make or permit any total or partial sublease or other transfer of all or any portion of the Site without the Ministry of Finance & Economics' consent.
21. **Quiet Enjoyment**: If the Tenant pays the rent and performs all other obligations under this Agreement, Tenant may peaceably and quietly hold and enjoy the Site during the Term.
22. **Force Majeure**: In the event that the Tenant shall be delayed or hindered in or prevented from the performance of any act other than the Tenant's obligations to make payments of rent, then performance of such act shall be excused for a period of the delay.
23. **Notices**: All notices given under this Agreement may be presented in written or verbal form. A notice is effective upon receipt and shall be delivered in person, sent by overnight/day courier service or sent via telegram, or any other address that either Party may designate upon reasonable notice to the other Party.
24. **Further Assurances**: Each Party hereto agrees to execute and deliver any additional documents and to do all such other acts as may be necessary to carry out this Agreement and each Party's rights and interests in this Agreement.
25. **No Waiver**: No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this agreement unless such waiver is made expressly clear from the Minister of Finance & Economics.
26. **Successors and Assignees**: The Agreement will inure to the benefit of and be binding upon the Parties and their respective permitted successor and assigns.
27. **Disputes**: Any disputes arising from this Agreement shall be resolved through mediation via the Ministry of Justice.
28. **Amendments**: This Agreement may not be modified except in writing signed and acknowledged by both Parties. The Minister of Finance & Economics may assign another lease agreement which will in turn be addressed as a fresh Agreement with the previous being nullified.
29. **Counterparts**: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together, shall constitute one and the same document.

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30. **Entire Agreement**: This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.

Parties' Signatures
All respective parties must Sign!

Jannik Müller

Minister of Finance & Economics
Imperial Treasurer

Xin Hue

Lessee

Joseph W. Reinhart

Ministry of Finance Employee

Lessee Representative