以下为房屋租赁合同（中英文）

PREMISES LEASE CONTRACT

房屋租赁合同

TENANACY CONTRACT

1.出租方----(以下简称甲方)

landlord----(hereinafter referred to as Party A)

地址----

Address----

电话----

Tel----

2.承租方----(以下简称乙方)

Tenant---- (hereinafter referred to as Party B)

地址------

Address----

电话----

Tel----

3.租赁物业

Premises

甲方同意将\_\_\_\_\_\_\_\_\_\_单位及其设备在良好状态下租给乙方,租赁面积统计约\_\_\_\_\_平方米.

Party A hereby agrees to lease \_\_\_\_ in clean and tenantable condition to Party B, the size of the leased premises being approximate \_\_\_\_ squire meters.

4.租赁期

Tenancy:

租赁期为\_\_\_年,自\_\_\_\_\_年\_\_月\_\_日至\_\_\_\_\_年\_\_月\_\_日,租赁期第一年内双方不能停止合同, 第二年双方如需退租,应提前二个月,以书面形式通知对方方能解约.

The premises is hereby leased for a term of \_\_\_\_ years commencing on \_\_\_\_ and expiring on \_\_\_\_.Neither Party A nor Party B can terminate the contract in the first year of tenancy , in the second year , shall any party wish to stop the contract . The initiate party shall give the other party two months prior written notice.

5.租金

Rent:

A.租金每月为\_\_\_\_\_元整

The monthly rent is\_\_\_\_\_

B.租金以\_\_\_\_\_为单位, 租金应以现金或支票支付,当甲方或甲方委托人每月收到乙方租金后,当立即发回收据予乙方.租金必须于每月\_\_号前支付.

The rent is payable in \_\_\_\_ by cash or check. Party A (or A’s representative) shall issue a receipt to Party B upon receiving the rent. The rent must be paid before or on the \_\_\_\_ day of each month.

6.押金

Deposit:

A.本合同签订后\_\_天内, 乙方应向甲方缴付\_\_个月租金额做为押金,合计为\_\_

Party B must pay to Party A \_\_\_\_ months’ rent as deposit for a total of \_\_\_\_ of \_\_\_\_ within \_\_\_\_ days upon the contract signed.

B.在租赁期届满后,乙方付清该物业租赁期内的一切费用,并且将该物业交还于甲方后的十四天内,甲方应将押金无息返还给乙方.

On the completion of the contract, Party A shall return the deposit without interest to Party B within 14 days as long as Party B has paid off all outstanding fees in the tenancy period and returned the premises to Party A.

C. 乙方如违反合同规定,致使甲方未能如期收取租金或对于出租物业造成损坏,甲方可扣留部分或全部押金抵付.

If Party B breaches any Party of this contract. such as not paying the rent punctually, or if party B causes damage to the leased premises, Party A has the right to retain part or all of the deposit in compensation.

7.费用

Charges:

A. 租赁期内的管理费用由\_\_方负责支付.

The management fee shall be paid by\_\_\_\_\_.

B. 租赁期内之水,电,煤气费,电话费及有线电视费等.每月根据实际用量结算,由\_\_方按单缴付.

Charges for water, electricity , gas , telephone and cable TV are payable by -monthly to the relative bureau according to bills received.

8.甲方的责任:

Landlord’s responsibilities:

A.租赁期内甲方不得无故收回房屋, 甲方如有违约, 应退还全部押金及补偿壹倍押金给乙方.

Party A is not permitted to take back the leased premises during the tenancy period. If Party A breaches this contract, the deposit will be double returned to Party B.

9.乙方的责任:

Tenant’s responsibilities:

A.乙方如在租赁期内中途退租, 在末经得甲方同意下, 原押金不予退还.

If Party B vacates the premises before completion of the tenancy period without any permission of Party A , the deposit will not be returned to Party B.

B.租赁期内末经甲方同意, 乙方不能将其所租物业全部或部分转租, 私自转租无效.

During the period of tenancy , unless with the agreement of Party A, Party B cannot sub-let or let in part or if full the leased premises.

C.乙方应爱护租赁物业及其设备, 如因使用不当导致损坏,乙方应负责赔偿.

Party B shall take care of the premises and the facilities of the premises and shall be responsible for any damages to the premises or the facilities of the premises owning to the reasons of Party B.

D.在已有房内的装饰和设施之外,乙方如要增加设备或其他装修征得甲方同意;租赁期满必须恢复原状,并承担其费用,经甲方验收认可后归还甲.

In addition to the decoration and equipment already in the premises, if Party B wishes to make any alterations or decoration to the premises, Party B shall get consent from Party A, On completion of the tenancy, Party B must hand-over the premises to Party A in its original condition and fees arising from such work and to be borne by Party B.

10.争议的解决

Arbitration

凡执行本合同或与合同有关的争议,由双方友好协商解决,协商不成, 提请中国有关经济合同仲裁机构调解,调解不成, 提请中国有关经济合同仲裁机关仲裁.

In the case of disputes arising over this agreement, the two parties shall negotiate in friendly marmer and in good faith; if failed, shall submit to China Related Economic Contract Arbitrated Bureau to mediate or arbitrate.

11.其他

Others:

A.本合同如有末尽事宜, 由甲乙双方洽谈解决.

If the contract remains some unperfected parts, the two parties shall negotiate in peace.

B.本合同自签署之日生效,甲乙双方各执一份参照.

This contract is effective after both parties making their signatures; each party keeps one copy for reference.

C.如有争议, 以此合同中方为准.

In case of dispute, the Chinese version of the contract shall prevail.

甲方:

Party A:

签署:

Signed by:

日期:

Date:

乙方:

Party B:

签署:

Signed by:

日期:

Date: