

SUBLEASE AGREEMENT

This is an agreement to sublet real property according to the terms specified below.

The sublessor agrees to sublet and the subtenant agrees to take the premises described below. Both parties agree to keep, perform and fulfill the promises, conditions and agreements below:

1. The sublessor is: MBM Financial Services
2. The subtenant is: Vanmile llc
3. The location of the premises is: 1443 E. 7th street, Charlotte, NC 28204. Unit No. 202
4. The term of this sublease is 6 months, beginning on July 10, 2018. The rent is \$500 per month, payable in advance on the 1st day of each month with 5 day grace period. The rent is payable to MBM Financial Services at (address) 9410 Otter Creek Dr. Charlotte, NC 28277 Unit C
5. The sublease agreement will terminate on (date) January 9th 2019 with option renewable monthly. There shall be no holding over under the terms of this sublease agreement under any circumstances.
6. All utilities are included in the rent with premises under the master lease.
7. Subtenant agrees to surrender and deliver to the sublessor the premises and all furniture and decorations within the premises in as a good condition as they were at the beginning of the term, reasonable wear and tear excepted. The subtenant will be liable to the sublessor for any damages occurring to the premises or the contents thereof or to the building which are done by the subtenant or his guests.
8. Subtenant agrees to pay to sublessor a deposit of \$400.00 to cover damages. Sublessor agrees that if the premises and contents thereof are returned to him/her in the same condition as when received by the subtenant, reasonable wear and tear thereof excepted, (s)he will refund to the subtenant \$400.00 at the end of the term. Any reason for retaining a portion of the deposit shall be explained in writing at the end of the term to the subtenant.
9. At the time of taking possession of the premises by the subtenant, the sublessor will provide the subtenant with an inventory form within three (3) days of taking possession. subtenant will be allowed to use all furniture on premises. At any time during the term, if subtenant needs bring in his/her own furniture, subtenant should inform sublessor in writing to take out sublessor's furniture in one week notice.
10. This sublease agreement incorporates and is subject to the original lease agreement between the sublessor and his lessor, and which is hereby referred to and incorporated as if it were set out here at length. The subtenant agrees to assume all of the obligations and responsibilities of the sublessor under the original lease for the duration of the sublease agreement
11. In the event of any legal action concerning this sublease, the losing party shall pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court wherein such judgment shall be entered.

12. Other

None

13. This lease constitutes the sole agreement between the parties, and no additions, deletions or modifications may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPON EITHER PARTY).

14. The words "sublessor" and "subtenant" as used herein include the plural as well as the singular; no regard for gender is intended by the language in this sublease.

15. If the subtenant is under 18 years of age, then his/her legal guardian or parent guarantees and agrees to perform all of the terms, covenants and conditions of this sublease by affixing his signature below.

16. Each signatory to this sublease acknowledges receipt of an executed copy thereof.

17. This sublease is not binding upon either party unless approved by the landlord as provided below.

18. The parties hereby bind themselves to this agreement by their signatures affixed below on this 9th day of July, 2018.

SUBLESSOR

Ivory Bethea 07/09/18

SUBTENANT

Xinguo Wang 7/9/18

I hereby give my consent to subletting of the above-described premises as set out in this sublease agreement.

Date: _____ Landlord/Agent _____

ORIGINAL LEASE ATTACHED: _____ Yes _____ No

I agree to allow Ivory Bethea to sublease 1443 E. 7th St. #202.

[Signature]
Agent for owner
7/11/18