

RESIDENTIAL LEASE AGREEMENT (FIXED TERM → MONTH-TO-MONTH)

This Lease Agreement ("Lease") is entered into by and between Slow Win LLC ("Landlord") and Andres Hernandez ("Tenant"). Landlord and Tenant may be referred to collectively as the "Parties."

1. PREMISES

Landlord hereby leases to Tenant the residential premises located at:

2621 Juliet St., Los Angeles, CA 90007

2. LEASE TERM

The Lease shall commence on 01/01/2026 ("Commencement Date") and shall continue for a fixed term of twenty-four (24) months. Upon expiration of the fixed term, this Lease shall automatically convert to a month-to-month tenancy under the same terms and conditions unless otherwise modified in writing by the Parties or terminated in accordance with California law.

3. RENT

Tenant agrees to pay Landlord base monthly rent of \$2,500.00, plus a monthly water charge of \$100.00 due to a shared water meter, for a total monthly payment of \$2,600.00.

Rent shall be payable in advance on or before the first (1st) day of each month, without demand, to Landlord at the address designated by Landlord or as otherwise directed in writing.

4. LATE CHARGES

If any rent or other charge due under this Lease is not paid within three (3) days after it is due, Tenant agrees to pay a late charge of \$100.00.

5. SECURITY DEPOSIT

Upon execution of this Lease, Tenant shall deposit with Landlord the sum of \$1,000.00 as a security deposit, to secure Tenant's faithful performance of all terms of this Lease. The deposit shall be handled in accordance with California law. The deposit is already paid.

6. UTILITIES

Tenant shall be responsible for all utilities and services required on the Premises except water, which shall be charged at a flat monthly rate of \$100.00 due to a shared water meter.

7. USE & OCCUPANCY

The Premises shall be used by Andres Hernandez and his family and friends. Additional occupants are permitted at Tenant's discretion.

8. ADDITIONAL TERMS & CONDITIONS

1. This Lease replaces and supersedes any prior lease agreements for the Premises.
2. Tenant shall comply with all applicable federal, state, and local laws.
3. All remaining provisions from the original lease not expressly modified herein shall remain in full force and effect.

9. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the laws of the State of California & LAHD.

10. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Lease as of the date first written above.

LANDLORD:

[Handwritten Signature]

Slow Win LLC

Date: 12-14-25

TENANT:

[Handwritten Signature]

Andres Hernandez

Date: 12/15/25

6. SERVICIOS PÚBLICOS

El Arrendatario será responsable de todos los servicios públicos y servicios necesarios para la Propiedad, excepto el agua, la cual se cobrará a una tarifa fija mensual de \$100.00 debido a que el medidor es compartido.

7. USO Y OCUPACIÓN

La Propiedad será utilizada por Andres Hernandez y su familia y amigos. Se permiten ocupantes adicionales a discreción del Arrendatario.

8. TÉRMINOS Y CONDICIONES ADICIONALES

1. Este Contrato reemplaza y deja sin efecto cualquier contrato de arrendamiento previo relacionado con la Propiedad.
2. El Arrendatario deberá cumplir con todas las leyes federales, estatales y locales aplicables.
3. Todas las disposiciones restantes del contrato original que no hayan sido modificadas expresamente en este documento permanecerán en pleno vigor y efecto.

9. LEY APLICABLE

Este Contrato se registrará e interpretará de conformidad con las leyes del Estado de California y LAHD.

10. FIRMAS

EN FE DE LO CUAL, las Partes han firmado este Contrato en la fecha indicada anteriormente.

ARRENDADOR:

Slow Win LLC



Fecha: 12-14-25

ARRENDATARIO:

Andres Hernandez



Fecha: 12/15/25