

Mutual Agreement of Early Termination

This Mutual Agreement of Early Termination (this "Agreement") is dated July 1st, 2019 by and between LEI XU ("Landlord"), and Executive Rentals and Property Management Inc. ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant a 4 bedroom 2.5 bathroom single family (the "Premises") located at 2892 Sycamore Way, Santa Clara, CA. No other portion of the building (hereinafter, the Building), wherein the Premises is located is included unless expressly provided for in this Agreement.

TERM. The lease term will end early on July 26, 2019 instead of the original end date on September 16th, 2019.

The tenant will clean up the house upon the end date, return two main entrance keys and two garage keys, and the landlord will return the appropriate amount of the security deposit after everything is clear.

LANDLORD:

LEI (JANE) XU



TENANT:

Angel S. Moran



Executive Rentals and Property Management Inc.,