

Please upload an exhibit that explains how does the TCB verify the new agent information:

1- Is the address of the agent a valid physical US mailing address (not a US post office box, not a virtual mailbox, not P.O. Boxes, not a vacant lot, not a public building, etc.)

- We have checked if the address exists in a real and potential building (Google maps) + official US register, after this verification and the evidence below we can guarantee the following:
 - ✔ not a US post office box
 - ✔ not a virtual mailbox
 - ✔ not P.O. Boxes
 - ✔ not a vacant lot
 - ✔ not a public building(note)

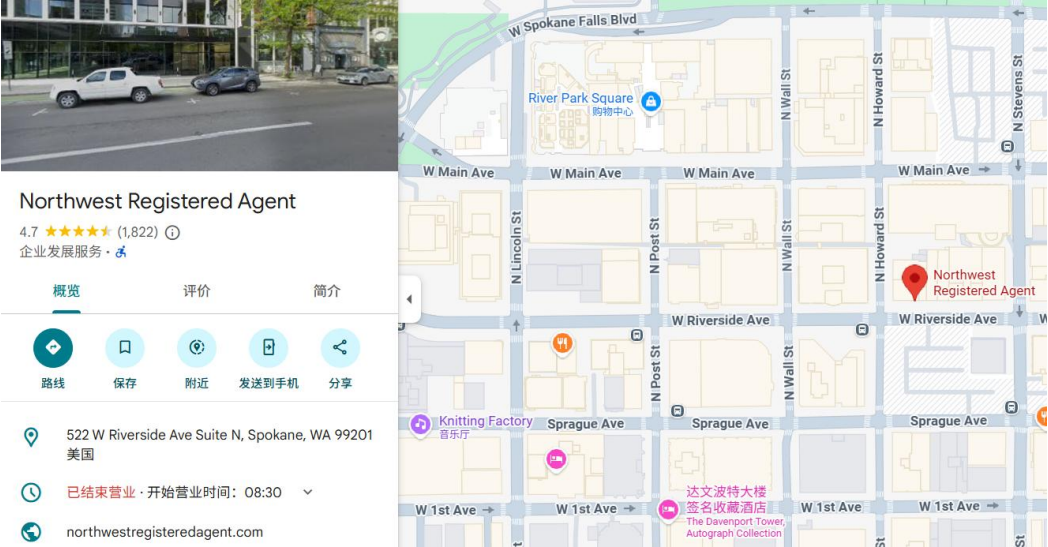
► We checked the FCC FRN Search based on the information provided by the grantee.

Displaying Records 1 (of 1)									
FRN	Registrant	Contact	Address	City	State	Zip	Country	RegDate	
0037759933	mofInc	JIA JIA HE	522 W Riverside Ave, Ste4436, Spokane, WA 99201	Spokane	WASHINGTON	99201	USA	12/18/2025	

On the official register from : https://opencorporates.com/companies/us_il/LLC_12842678

Registration Detail	
FRN:	0037759933
Registration Date:	12/18/2025 02:28:33 AM
Last Updated:	
Entity Name:	mofInc
Entity Type:	Private Sector , Corporation
Contact Organization:	
Contact Position:	CEO
Contact Name:	JIA JIA HE
Contact Address:	522 W Riverside Ave, Ste4436, Spokane, WA 99201 Spokane, WA 99201 United States
Contact Email:	huangchenglan@lemorelab.cn
ContactPhone:	(909) 991-2334
ContactFax:	

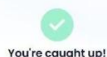
In google:



[Back to Registered Agent](#)

Registered Agent

Action Items



You're caught up!

Registered Agent Details

Company Name

MOFT, INC

Registered Agent Name

Northwest Registered Agent LLC

Address

522 W RIVERSIDE AVE
STE N
Spokane, WA, 99201, United States

Jurisdiction

Washington

Start Date

06/05/2025

Stop Date

06/05/2027

Link: https://opencorporates.com/companies/us_wa/604496422

opencorporates

The Open Database Of The Corporate World

Company name or number

☒ Companies ☐ Officers

MOFT, INC.

Company Number 604496422

Status Active

Incorporation Date [Please log in to see this data](#)

Company Type WA PROFIT CORPORATION

Jurisdiction [Washington \(US\)](#)

Registered Address 552 W RIVERSIDE AVE STE 4436
SPOKANE
99201-0504
WA
UNITED STATES

Agent Name NORTHWEST REGISTERED AGENT, LLC

Agent Address 522 W RIVERSIDE AVE STE N, SPOKANE, WA, 99201-0581, UNITED STATES

Directors / Officers 3 officers available, please log in to see this data

Northwest Registered Agent LLC
522 W RIVERSIDE AVE STE N
SPOKANE, WA 99201
Tel: 509-768-2249

Invoice

Invoice Number 2DGE8HWD
Invoice Date March 07, 2026
Due Date June 04, 2026
Total \$125.00

MOFT, INC
JIA JIA HE
f@lemorelab.com
S SAN Fran, CA 94080

Items	Price	Discount	Amount
Washington Registered Agent Service 06/04/2026 - 06/04/2027	\$125.00	-	\$125.00
Total			\$125.00

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT (hereafter "Lease") is made and entered into between Washington Corporate Office LLC,
a Washington LLC, hereafter referred to as Lessor, and,
MOFT Inc. a
Washington Corporation hereinafter referred to as Lessee.

In consideration of the rents to be paid and the covenants, conditions and agreements to be performed by Lessee, the Lessor does hereby lease to the Lessee a portion of the real property and improvements thereon located at:

522 W. Riverside Ave
Suite 300
Spokane, WA 99201

The portion of the real property leased to Lessee shall be referred to herein as the "Premises" and consists of the following:

522 W. Riverside Ave
Suite 4436
Spokane, WA 99201

Lessee acknowledges and agrees that Lessee shall not have exclusive use or occupancy of the parking lot, waiting area, or conference rooms, as these are common areas that must be shared with other tenants. Lessor reserves the right to implement reasonable rules for the use and sharing of the common areas.

SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. **TERM:** The term of the Lease shall be 12 months, beginning on 09/13/2021, taking possession on 09/13/2021, upon ending, shall continue on a month-to-month basis.
2. **RENT:** Lessee agrees to pay Lessor rent, on the first of each month, in monthly installments of \$49.00 per month. The first months rent will be \$49.00.
3. **SECURITY DEPOSIT:** Lessee shall deposit with Lessor upon execution hereof: \$49.00 as a security of Lessee's faithful performance of obligations in this Lease. Lessor may use the security deposit towards any default or any sum Lessee owes Lessor because of this agreement. If Lessor uses the security deposit, Lessor will provide Lessee a written description of use, and Lessee has 10 business days to replenish the security deposit. The security deposit is non-refundable. Lessor will use the first payment Lessee paid as the security deposit.
4. **HOLDOVER:** Lessee agrees upon breach or termination of this lease, to pay 2 times monthly rent, if Lessee does not vacate the office use.
5. **UTILITIES AND SERVICES:** Lessor shall pay for electric, gas, garbage, shredding, and water utility services. Landlord may also make Internet access available at a charge to Lessee of \$15.00 per month, and may make available equipment for

photocopies, printing, and scanning at a cost of

\$0.00 - included

Lessee may connect directly to their own internet and/or phone service.

6. **TAXES:** Lessee shall be responsible to pay all personal property taxes and assessments imposed on Lessee's personal property (personal business equipment), and agrees to indemnify and hold Lessor harmless therefrom. Lessor shall be responsible to pay for all real property taxes (the building property taxes).
7. **CONDITION OF OFFICE, MAINTENANCE, AND REDELIVERY:** Lessee accepts the current condition of the office as-is. Lessee shall keep and maintain the interior of the Premises in a clean and sanitary condition at all times. Upon termination of the tenancy, Lessee shall surrender the Premises to Lessor in as good of condition as when received, ordinary wear and tear and damage by the elements excepted.
8. **ASSIGNMENT, SUBLEASE, OR LICENSE:** Lessee may not assign or sublease the Premises, or any right or privilege connected therewith, or allow any other person or entity to occupy the Premises, or any part thereof, except with the express written consent of Lessor. Lessor reserves the right to withhold such consent in Lessor's sole discretion.
9. **REPAIRS AND MAINTENANCE:** Lessor shall be responsible for maintaining the structural components of the building such as the roof, wall structures, lighting, foundation, plumbing, and electrical. Notwithstanding anything contained herein to the contrary, Lessee shall be obligated to repair all damage to the Premises that occurs as a consequence of Lessee's operation of its business, or that is caused by Lessee, or Lessee's employees, agents, customers or guests, reasonable wear and tear and damage by the elements excepted. Lessor shall be responsible for cleaning and maintaining the common areas of the building, snow removal, and landscaping maintenance.
10. **RIGHT OF ENTRY:** Lessee will be furnished a key code to use for access to the office. Lessee agrees to not make any copies of keys or give out the key code to others. Said keys shall be returned to Lessor upon termination of the lease period. Lessor reserves the right to enter the Premises at reasonable hours for the purpose of inspection or to make repairs.
11. **REMODEL/ALTERATIONS AND IMPROVEMENTS:** Lessee may make alterations or improvements to the structure with the express written consent of the Lessor, which consent may be withheld at Lessor's sole discretion. Any alterations or improvements shall become part of the demised Premises and the sole property of the Lessor at the expiration of this Lease, except for any items that the parties mutually agree in writing may be removed at the expiration of the lease. If Lessee is allowed to remove any improvements, then the area of removal must be repaired to as good or better condition than it was in originally.

12. **SIGNS:** Lessee may not place exterior signs on the premises, but may place signs on the premises only with the express written consent of Lessor, and provided that all signs are in compliance with all governmental ordinances, rules, permits, and regulations.
13. **COMPLIANCE WITH LAW:** Lessee shall comply with all applicable statutes, ordinances, rules, regulations, orders, covenants, and restrictions that any local governments, state, or federal agency may require Lessee to comply with. If Lessee does not comply with the law, Lessor reserves the right to terminate this agreement.
14. **USE OF PREMISES:** Lessee shall use the Premises only for a professional office. Lessee shall not use the Premises in any manner that will increase risks covered by insurance on the Premises and result in an increase in the rate of insurance or a cancellation of any insurance policy, even if such use may be in furtherance of Lessee's business purposes. Lessee shall not interfere with the quiet enjoyment of other tenants. Lessee shall not allow any nuisance on the Premises, or use or allow the Premises to be used for any unlawful purpose.
15. **INDEMNIFICATION:** Lessee agrees to indemnify and defend Lessor from any loss, expense, cost, liability, demand or claim of any kind or nature for injury to any person or property as a result of the operations of Lessee and its use of the Premises and common areas, specifically including, without limitation, any claims or causes of action by employees, agents, contractors, guests, or customers of Lessee. With respect to the foregoing, Lessee specifically agrees to hold Lessor harmless and/or indemnify Lessor from any and all attorney's fees or other costs associated therewith. Lessor shall not be liable for liability or damage claims for injury to persons (including clients of Lessee) or property (including property of Lessee's customers), and Lessee agrees to indemnify and defend Lessor from any such claims. Lessee indemnifies Lessor of any loss of business, loss of revenue, or loss of profits, arising out of any agreement with Lessor.
16. **LESSEE'S INSURANCE:** If Lessee has on-site personal property, Lessee shall procure and maintain in force at its expense during the term of this Lease and any extension thereof, insurance of the types and in the minimum amounts described generally as Comprehensive General Liability Insurance (bodily injury and property damage) of not less than \$500,000 combined single limit per occurrence, including fire, explosion hazard, personal injury, and premises liability. The insurance required above shall provide that it is primary coverage with respect to Lessee, Lessor and any other additional insureds.

17. **PARTIAL DESTRUCTION OF PREMISES:** Partial destruction of the leased Premises shall not render this Lease void or voidable, nor terminate it except as herein provided. If the Premises are partially destroyed during the term of this Lease, Lessor may elect to repair them when such repairs can be made in conformity with governmental laws and regulations within 90 days of the partial destruction. Written notice of the intention of Lessor to repair shall be given to Lessee within fifteen (15) days after any partial destruction. Rent will be reduced proportionately to the extent to which the repair operations interfere with the business conducted on the Premises by Lessee. If the repairs cannot be made within 90 days, and if Lessor does not elect to make them within a reasonable time, either party shall have the option to terminate this Lease.
18. **SUBORDINATION:** Lessee will execute, acknowledge and deliver to Lessor, at any time and from time to time, upon demand by Lessor, any documents as may be requested by Lessor to cause and confirm the subordination of this Lease to the interests of the Lessor or beneficiary. If Lessee fails or refuses to execute, acknowledge, and deliver any such document within ten days after written demand, Lessor, its successors, and assigns will be entitled to execute, acknowledge, and deliver the document on behalf of Lessee as Lessee's attorney-in-fact. Lessee constitutes and irrevocably appoints Lessor, its successors, and assigns, as Lessee's attorney-in-fact to execute, acknowledge, and deliver on behalf of Lessee any documents described in this paragraph.
19. **CONFIDENTIALITY:** Lessor and Lessee agree to not disclose this agreement to any other party. The privacy and confidentiality of Lessor and Lessee will be held closely and safeguarded to maintain any confidential information obtained by doing business together.
20. **LATE FEES:** On the 6th day of the month, if rent is not paid, there will be a \$25 late fee + \$5 per day fee (from the 6th day moving forward) in addition to normal rents.
21. **BUSINESS HOURS:** It is understood that this lease is for normal business hours, which can be from 6 AM to 8 PM. It is understood that Lessee may come in after normal business hours, but if Lessee plans to work on a regular basis outside of normal business hours that it must be addressed in writing.
22. **DEFAULT:** Each of the following events shall constitute a default or breach of this Lease by Lessee:
- a. If Lessee shall file a petition in bankruptcy, or for reorganization under any bankruptcy act, or shall be the subject of an involuntary bankruptcy filing.

- b. If Lessee does not pay rent by the 5th day of the month.
 - c. If Lessee shall fail to pay Lessor any rent or other monies owed when they are due and shall not make the payment within 3 days after written notice thereof by Lessor to Lessee is attached to Lessee suite door.
 - d. A violation of any federal, state or local laws or regulations by Lessee, including without limitation, environmental laws.
 - e. If Lessee shall fail to perform or comply with any other term or condition of this Lease and if the nonperformance shall continue for a period of 10 days after written notice thereof by Lessor to Lessee.
 - f. If Lessee shall abandon the Premises.
 - g. If Lessee's actions or omissions (e.g. Lessee's failure to pay contractors, material suppliers, and/or laborers) result in the filing of a construction lien or other encumbrance or lien on Lessor's interest in the above-described Premises.
 - h. If Lessee becomes a nuisance (due to noise, smell, etc.), negatively affecting other tenants' ability to conduct business.
 - i. If Lessee conducts nefarious business practices such as, but not limited to: pornography, predatory business practices, creating websites showing mug shots, pyramid or lead generation schemes, solicitation of businesses en mass, and/or brings undesired attention to the Lessor's office building and the tenants there within.
13. **EFFECT OF DEFAULT:** Lessor shall have the following remedies, in addition to its other rights and remedies, in the event Lessee breaches this Lease agreement and fails to make corrections as set forth in the immediately proceeding Default paragraph:
- a. Lessor may reenter the Premises immediately and remove the property and personnel of Lessee, store the property in a public warehouse or at a place selected by Lessor, at the expense of Lessee. Lessor may hire a moving company, which will be the expense of Lessee.
 - b. Upon default, Lessee does not have the right to be in the building anymore and will remove Lessees' personal property, turn in the keys, and not occupy the building anymore.
 - c. After reentry Lessor may terminate this Lease on giving 2 days written notice of termination to Lessee. Without such notice, reentry will not terminate this Lease.

On termination, Lessor may recover from Lessee all damages proximately resulting from the breach, including the cost of recovering the Premises and the worth of the balance of this Lease over the reasonable rental value of the Premises for the remainder of the lease term, which sum shall be immediately due to Lessor from Lessee. After reentering, Lessor may relet the Premises or any part thereof for any term without terminating this Lease, at such rent and on such terms as it may reasonably choose. Lessor may make alterations and repairs to the Premises. In addition to Lessee's liability to Lessor for breach of this Lease, Lessee shall be liable for all expenses of the reletting, for the alterations and repairs made, and for the difference between the rent received by Lessor under any new lease agreement and the rent installments that are due for the same period under this Lease.

- d. Upon default, Lessee does not have the right to be in the building anymore and will remove Lessee's personal property, turn in the keys, and not occupy the building anymore.

24. **NOTICE:** Any notice required to be given shall be either personally served, double taped to either party's suite door, or sent certified mail as follow:

TO LESSOR:

Washington Corporate Office LLC
522 W. Riverside
Suite 300
Spokane, WA 99201

TO LESSEE:

MOFT, Inc
f@lemorelab.com
S SAN Fran, CA 94080

Notice shall be deemed delivered when personally served or 3 business days after being deposited in the U.S. mails with postage prepaid and return receipt requested.

25. **ATTORNEY'S FEES:** Should legal action be required to enforce any of the terms and conditions of this Lease, or should legal action be instituted relative to this Lease, the prevailing party in said action shall recover attorney's fees and costs in an amount to be fixed by the Court.
26. **APPLICABLE LAW:** This Lease shall be governed by and construed in accordance with the laws of the state of Washington.
27. **VENUE/JURISDICTION:** The parties hereby agree that in the event of any legal or equitable action involving this Lease agreement the First District Court, Spokane County, WA shall have exclusive jurisdiction to hear such action and shall have jurisdiction over the parties.
28. **TIME OF THE ESSENCE:** Time is of the essence in all provisions of this Lease.
29. **TOTAL AGREEMENT/APPLICABLE TO SUCCESSORS:** This Lease contains the entire agreement between the parties and cannot be changed except by a written instrument subsequently executed by the parties hereto. This agreement and the terms and conditions hereof apply to and are binding on the heirs, legal representatives, successors and assigns of both parties.
30. **CANCELLATION:** Lessee may cancel this agreement by providing 30 days notice in writing according to notification terms in this agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date written below.

LESSOR:

Washington Corporate Office LLC

Signature: Carrie Moore Date: 09/22/2021
By: Carrie Moore : Manager

LESSEE:

Signature: _____ Date: _____

Print Name: _____

Title _____

► **CONCLUSION by TCB:** The ASOP defined and provided by grantee is VALID and confirmed. Therefore the exhibit "Ed1_US_Agent_Letterr" included in the file is ok.

2- Is the agent physically located at that valid US address such that the agent can be legally served at that address?

☒ Yes , check above

3- Has the listed agent clearly agreed in writing to serve as the agent for the grantee at that address?

☒ Yes, it is included in the exhibit "Ed1_US_Agent_Letterr"

US Agent for Service of Process:

Company Name: moft inc.
FRN: 0037759933
Contact Name: JIA JIA HE
Address: 522 W Riverside Ave, Ste4436, Spokane, WA 99201
Telephone No: 9099912334
Email: f@lemorelab.com

Applicant:

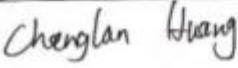
Company name: Shenzhen Lemore Marketing Consultancy Co.,Ltd
Product Description: MOFT Trackable Travel Wallet, MOFT Trackable Travel Wallet (with stand)
Grantee code: 2B03T
FCC ID: 2B03T-B005F
FRN: 0036977270
Contact Name: Chenglan Huang
Address: Room 401A ,Wanhai Building C, Nanshan District, Shenzhen City, Guangdong Province, China
Telephone No: 18666217805
Email: ashley@lemorelab.cn

Shenzhen Lemore Marketing Consultancy Co.,Ltd certifies that, as of the date of this filing of the application with the TCB, [moft inc.] is our designated US agent for service of process for the above referenced FCC ID. [Shenzhen Lemore Marketing Consultancy Co.,Ltd] accepts to maintain an agent for no less than one year after the grantee has terminated all marketing and importation or the conclusion of any commission related proceeding involving equipment. [moft inc.] accepts, as of the date of the filing of the application, the obligation of the designated US agent for service of process for the above reference FCC ID.

The US Agent for Service of Process is aware of and agrees to comply with the requirements outlined in the FCC Equipment Authorization Program, Report and Order FCC 22-84, and clause § 2.911.

The Applicant is aware of and agrees to comply with the requirements outlined in the FCC Equipment Authorization Program, Report and Order FCC 22-84, and clause § 2.911.

Date: 2026-04-15

Applicant's Name: Chenglan Huang	US Agent's Name: moft inc.
Title: Manager	Title: CEO
Signature: 	Signature: 