Rental Agreement FACTORY HAMBURG GMBH Property and Hotel Management Div.

120326

Please sign and return by fax to the landlord. The agreement is binding after it has been signed by both parties. Arrival, instructions and keys by appointment only. Otherwise tenants encounter closed doors!

Landlord FACTORY HAMBURG GMBH • Borsteler Ch. 85 Hs. 8 • 22453 Hamburg • Tel. +49 (0)40 51 31 39 7-0 • Fax -10
mail@monteure-in-hamburg.de • GF Kai Krüger, Silke Martensen • HRB 86808 • USt-IdNr. DE813705647

Tenant .....

Address .....

Tel.; Fax; Mail .....

Contact Office .....

Contact Work .....

Occupants .....
Please attach name list incl. first names if necessary. Tenant will communicate any changes that may occur. Min. 2 persons.

Premises The landlord lets living room incl. bathroom, kitchen and TV for communal use at

	Unterkunft Hafen	20359 Hamburg-St. Pauli
	Unterkunft Elbbrücken	20539 Hamburg-Rothenburgsort
	Unterkunft Seehäfen	21075 Hamburg-Harburg
	Unterkunft *AIRBUS*	21129 Hamburg-Neuenfelde
	Unterkunft City Nord	22309 Hamburg-Steilshoop
	Unterkunft an der A7	22761 Hamburg-Bahrenfeld

To accommodate everybody the best possible way tenants may on rare occasions be moved within or between premises.

Rental period ..... **through** .....

Unlimited-term agreements may be terminated anytime without notice. Limited-term agreements are binding throughout unless another tenant steps in. Arrears of payment or unacceptable behaviour on the premises including alcohol abuse and undue noise constitute grounds for termination without notice which will be accepted by the tenant without objection leaving his financial obligation untouched until another tenant steps in. Termination without notice also applies in case of an accommodation shutdown due to an act of God or a third party.

Rental price incl. heating and running cost along local and legal standards (excl. laundry machines and tumbler), per person in rooms with several beds:

	Adjustments to heating and running cost developments are reserved **€**		**Net** (round)	**Gross**	7% VAT*
	Weekly rate	Working week Mo. - Fr. (four nights and short working weeks)	**80,37**	**86,00**	5,63
	Daily rate	Applies for split weeks (2 nights minimum, not for short working weeks)	**20,09**	**21,50**	1,41
		Applies for full weeks (as of 7 nights per week)	**15,40**	**16,50**	1,08
	Monthly rate	Highly priviliged monthly rates for specified core times with open ends	Negotiation		

***** Value Added Tax (sales tax; reimbursable in B2B contracts inside EU). Gross prices apply.

Rental payments are always due in advance. Payment will be .. weekly .. fortnightly .. monthly by:

- Cash or cheque on Mondays between 05.00 and 08.00 p.m. on the premises
- Bank transfer free of charge to **FACT**ORY HAMBURG GMBH, Hamburger Sparkasse BLZ 20050550, Konto 1022 219206
  BIC: HASPDEHHXXX, IBAN: DE97 2005 0550 1022 2192 06

Moving in and out by arrangement only and not later than 20.00 hrs (phone calls to the house keeper alike). Persons not showing up or leaving early without notice remain liable for payment till another tenant steps in, at least however for two days.
Return keys when moving out (get a receipt!). Lost key charges are € 40,00 each (system key) or 15,00 (standard key).
Rooms and equipment have been delivered in clean condition and are to be respected. Tenants will do their dishes and dispose of their garbage themselves, maintain flat, stove, oven, fridge and premises in clean condition and don't wear working boots indoors. Emergency cleaning charges are at least € 35,00. Complaints are to be filed upon moving in.
For daily airing open windows completely over a few minutes rather than on tilt all day. Permanent airing of heated rooms or overheating may be charged € 20,00 per room/month. No laundry drying can be allowed inside rooms (mildew!).
Tenants are responsible for any loss of and/or damage to inventory or personal property. Rooms may not be let to third parties nor used for other than residential purposes. Mounting of exterior antennas requires prior authorization.
House rules are displayed in each apartment. Tenants/occupants take whatever the consequences of disregarding them.
These terms prevail over any other general terms of business. Place of jurisdiction for enterprises is Hamburg.

Date !!
Seal !!

Tenant **Landlord**