

CONTRACT

for the lease of a room at the student's home No
Stanisław Moniuszko Academy of Music in Gdańsk

Executed in Gdańsk on between:

Stanisław Moniuszko Academy of Music, based in Gdańsk, ul. Łąkowa 1-2, 80-743
Gdańsk, NIP: 583-00-15-884, REGON: 000275754, represented by:

..... here after referred to as
"Administrator"

and

Mrs/Mr

.....
registered in

.....
holding an ID card number and series

..... a student of the Faculty
..... of Stanisław

Moniuszko Academy of Music in Gdańsk,
here after referred to as the "Tenant".

with the following content:

§ 1

The Tenant declares that he has read the Regulations of Dormitories of Stanisław Moniuszko Academy of Music in Gdańsk (hereinafter referred to as the Regulations) as well as the order, health and safety and fire protection regulations and agrees to comply with them during the term of this agreement. In matters not covered by this contract and, if necessary, the interpretation of its content, the provisions of the Regulations shall apply.

§ 2

1. The Administrator gives
joint use for a-person room/suite, number consisting of a bathroom
with a toilet with a usable area of m², located in the Student Dormitory No.
..... Stanisław Moniuszko Academy of Music in Gdańsk at
....., for the period from
..... until

2. The premises described in point 1 is furnished with furniture and technical devices allowing for its use as intended.
3. The tenant will use the subject of the lease only for residential (living) purposes.
4. The handover and return of the premises will take place on the basis of the handover protocol, which is an integral part of this Agreement and includes in particular the list of furniture and devices located in the premises, specifying their technical condition, and indications of utility meters for a given premises. Checking the condition of the premises and meters is carried out with the participation of the employees of the Student Dormitory.
5. The tenant must not give up the tenancy of the leasehold or use it free of charge to third parties.
6. The tenant is allowed to stay in the Student Dormitory until the end of the summer exam session (except for remediation) and until 10 a.m. on the day following the end of the session. The continued residence of the Tenant in the Student Dormitory requires a separate written consent of the Landlord and is required to pay a fee of PLN 50.00 (fifty PLN) for each day of stay until the end of June this year. In the event that the Tenant is in the Student Dormitory between 1 July and 30 September of the year in question, such stay shall be subject to the separate written consent of the Landlord and shall be subject to payment of a fee equal to the hotel fee in force in the Student Dormitory concerned.
7. After the deadline specified in paragraph 1 The Lessee is obligated to immediately leave the premises rented in the Student Dormitory, except for the situation specified in paragraph 6.

§ 3

1. The tenant is entitled, together with other tenants of the Student Dormitory, the right to joint use of the laundry, kitchen and club located on the premises of the Student Dormitory.
2. The rules for the common use of the above premises are laid down in the Rules of procedure and in the instructions of the SD manager.
3. The Administrator shall not be liable for the loss or damage of movable property of the Tenant located in the rented premises.

§ 4

1. The tenant is obligated to pay a monthly / semester fee for using SD space of PLN
2. The temporary absence of the tenant during the period of validity of this agreement shall not relieve him of the obligation to pay the fee referred to in paragraph 1.
3. Regardless of the fee referred to in paragraph 1 the tenant is obligated to pay additional monthly fees for:
 - a) use of the common parts of the Student Dormitory, i.e. the kitchen, laundry room, common room, club and other shared rooms (costs related to their

operation in the form of water supply and sewage disposal, electricity and heat supply, waste disposal) – these costs are divided into equal parts between tenants living in the Student Dormitory in a given month based on the settlement resulting from the invoices of the suppliers of the above-mentioned utilities and waste recipients,

- b) supply of thermal energy (hot water for heating purposes) – a lump sum determined according to the meter readings of the main student hall,
 - c) supply of cold water, hot utility water and electricity according to the indications of installed meters,
 - d) using the Internet access via the local network installed in the Student Dormitory in the amount of PLN 10.00 (say: ten zlotys) + 8% VAT per person.
4. The tenant is obligated to make a deposit of PLN (in words: PLN hundred) to cover the costs of removing possible damage caused by the Tenant in the rented room, its equipment or at the student's home, including damage to parts of the student's common house, the carrying out of ongoing repairs and general cleaning after leaving the premises. After the costs of possible damages, ongoing repairs and cleaning are covered, the security may be used to cover unpaid rent or additional charges.
 5. The deposit referred to in paragraph 4 shall be payable once at the time of the checking-in to the Student Dormitory and before the keys are transferred to the room, and shall be repaid within 30 days after leaving the rented room and after deduction of any damage caused by the Tenant, the cost of carrying out current renovation works and general cleaning after leaving the premises, outstanding rent and additional charges.
 6. If a landline phone is installed at the premises covered by this Agreement, the remuneration shall be determined on the basis of the billing of the calls made and a proportionate contribution to the cost of the student's home subscription. The parties agree that the costs of using the installed telephone will be shared equally between tenants using the premises where the telephone is installed.
 7. The monthly rent referred to in paragraph 1 of this agreement shall be determined on the basis of the area of the premises rented under this Agreement and its share in the total dormitory and shall cover the costs incurred by the tenant for maintaining and running the Student Dormitory.
 8. The tenant is obligated to pay the monthly rent after receipt of the invoice by the 15th of the month and the additional charges by 15th of the month after reading the meters for the previous month at the Student Dormitory reception. The fee for Internet access is paid together with the rent. Additional fees for the month of June (last month of the second semester) will be payable by 15 October of that year.
 9. In the event of delay in payment of the amount due, the Tenant shall be entitled to charge the tenant statutory interest.

§ 5

The tenant undertakes to:

1. The use of the rented premises with due care in accordance with its intended purpose,
2. Not to make any personal changes between tenants of individual premises,
3. Do not make any changes to the rental accommodation and its equipment.

§ 6

If repairs are necessary in the rented room or in its equipment which are the result of an accident or other special circumstances, the conciliator shall be obligated to notify the SD manager without delay.

§ 7

1. The tenant is responsible for the condition of the rented room and the furniture or other equipment it contains.
2. In double and triple rooms, the obligation to repair the damage is borne jointly and severally by all residents, unless the sole fault of one of them is determined – then the obligation to repair the damage is borne only by this Lessee.
3. The tenant is also responsible for the condition of the laundry room, kitchen, exercise rooms, club and other rooms located on the premises of the Student Dormitory and shared with tenants, as well as furniture or other devices placed in these rooms by the tenant in order to use these rooms.

§ 8

1. Each party has the right to terminate this agreement for a valid reason, in writing, under pain of nullity, with one month's notice, effective at the end of the calendar month.
2. Important reasons include in particular:
 - a) Use of premises contrary to or contrary to this Agreement,
 - b) Arrears of all or part of the rent, additional charges or deposit, despite a written request by the conciliator to settle them,
 - c) The conciliator's failure to comply with his obligations, To prevent damage to the rented premises or equipment, or to destroy premises or facilities intended for the common use by residents of the student's home.
3. In the event of termination for valid reasons, the conciliator shall be obligated to leave the premises no later than 3 days after the expiry of the period of notice.
4. This Agreement shall also be terminated in the event of the conciliator being deleted from the list of students or given his/her child leave as from the date of the decision on the matter.

5. In the event of the circumstances referred to in paragraph 4 of this paragraph, the Tenant shall be obligated to leave the occupied premises within 7 days of the date of the decision referred to in paragraph 4.

§ 9

After the end of the lease, the tenant is obligated to return the premises with the equipment to the Administrator, in a non-deteriorated condition, taking into account the normal wear and tear of the subject of the lease.

The basis for determining the technical condition of the premises and its equipment at the end of the lease term is the handover protocol.

§ 10

If, during the term of the lease, there is a change in the applicable rental rates and additional fees, due to a change in the grounds for calculating them, the Administrator will introduce them in accordance with these changes by way of a unilateral statement by the Administrator.

§ 11

Any amendment to the provisions of this Agreement shall be made in writing in the form of an annex, otherwise null and void.

§ 12

In matters not covered by this contract, the provisions of the Civil Code will apply.

§ 13

Cases, including disputes that may arise from the implementation of this contract, will be settled by the competent General Court in Gdańsk.

§ 14

This contract has been drawn up in two identical copies, a copy for each of the Parties.

LANDLORD

TENANT