APARTMENT LEASE AGREEMENT
(hereinafter referred to as: the "**Agreement**")

concluded on _____ by and between:

the company NNS spółka z ograniczoną odpowiedzialnością z siedzibą w Krakowie (*a limited liability company incorporated under the laws of Poland with its registered office in Kraków*), at the address: ul. Radziwiłłowska 29/9, 31-026 Kraków, entered in the register of entrepreneurs of the Polish National Court Register by the District Court for Kraków-Śródmieście in Kraków, XI Commercial Division of the National Court Register, under the KRS number: 0000558603, tax number NIP: 6772389202, statistical number REGON: 361526892

hereinafter referred to as the **LESSOR**

and

……
(Student's first and last name)

……
(ID card number or Passport number)

……
(permanent address: street, number, postal code, city, country)

hereinafter referred to as the **LESSEE.**

The LESSOR and the LESSEE will hereinafter be jointly referred to as the **PARTIES.**

§ 1
SUBJECT MATTER OF THE AGREEMENT

1. The subject of this agreement are the residential premises / place in the residential premises no. __ located in the building at ul. Koszykarska 33 in Kraków (30-717 Kraków) on the __ floor of that building, hereinafter referred to as the **APARTMENT.**
2. The „General Terms and Conditions of Lease of Apartments in the UNIBASE building" dated _____, referred to hereinafter as the **GENERAL TERMS**, constitute an integral part of this Agreement. The Lessee warrants and represents that he/she had an opportunity to acquaint himself/herself with the General Terms before concluding the present Agreement. The Lease of the Apartment is therefore determined and shaped by the present Agreement as well as the General Terms.
3. The Rules of the Students' Hall, mentioned in § 4 s. 1(2) of the General Terms, if such are ever made, will also constitute an integral part of the Agreement.

§ 2
LEASE

1. Pursuant to terms and conditions set forth herein and in the General Terms, the Lessor gives to the Lessee the Apartment for use, while the Lessee takes the Apartment for use, for the period indicated herein / the Lessor gives to the Lessee a place in the Apartment for use, while the Lessee takes the place in the Apartment for use for the period indicated in herein, in consideration for rent paid by the Lessee to the Lessor, as stipulated in § 3 below, as well as for other payments determined herein.
2. The Agreement is concluded for a definite period from _____ till _____, subject to changes thereof and/or termination, as stipulated in the General Terms.
3. The handover of the Apartment to the Lessee will be documented by a handover protocol, as stipulated in the General Terms.

§ 3
THE APARTMENT AND THE COMMUNE PROPERTY

1. The Apartment has hot water and electricity access and is heated.
2. The Apartment is furnished and equipped.
3. The Apartment is leased and handed over to the Lessee as it is on the date of handover. By signing the handover protocol the Lessee will confirm that he has acquainted himself with the condition, including the technical condition, of the Apartment.
4. The Lessee may use the Apartment for residential purposes. The General Terms and the Rules of the Student's Hall (if applicable) determine in detail the principles of use of the Apartment and the Student's Hall building.
5. The Lessee is aware and by concluding hereof he consents to the Apartment being a multi-person one and simultaneously being given for use to other persons who are authorized to use it in a manner corresponding with the Lessee, in the extent and in the way determined in the General Terms and the Rules of the Student's Hall (if applicable).
6. The Lessee is also authorized to use the common parts of the Student's Hall Building, in a manner equal with other lessees, in the extent and in the way determined in the General Terms and the Rules of the Student's Hall (if applicable).

§ 4
RENT AND OTHER PAYMENTS

1. In consideration of the use of the Aparment the Lessee will pay a monthly rent in the amount of PLN _____ (in words: _____ Polish złoty) for each month of the lease, in a manner determined in the General Terms.
2. The Lessee will also pay a fixed fee in the amount of PLN 200 (in words: two hundreds Polish złoty) for each month of the lease, in a manner determined in the General Terms.
3. The fixed fee covers lump sum payments for public utilities and heating delivered to

the Apartment as well as the costs of the commune property upkeep. The fixed fee may be altered in a manner specified in the General Terms.

4. Within 5 days of conclusion of the present Agreement the Lessee will pay a Deposit in the amount specified in the General Terms as well as the rent for the first month of lease.

§ 5
FINAL PROVISIONS

1. Any amendments hereto must be made in writing, otherwise they will be null and void.
2. The Lessee is not authorized to assign the rights and duties arising from the Agreement to any other person or entity without the Lessor's prior written consent.
3. The present Agreement (including the General Terms) expresses and forms a general agreement between the Parties regarding the matters contained therein, and it shall terminate any separate oral or written understandings or statements of any of the Parties.
4. Shall any provisions of the Agreement (including the General Terms) prove to be invalid or ineffective, it will not result in invalidity of ineffectiveness of other provisions. The Parties will replace the invalid or ineffective provisions with lawful provisions which best express the economic sense of the invalid of ineffective provisions.
5. This Agreement has been drawn up in two counterparts, one for each Party.
6. This Agreement will become effective upon the fulfilment of requirements determined in the General Terms, i.e. after and provided that the Lessee pays, within 5 days of conclusion hereof, the Deposit in the proper amount together with the rent for the first month of Lease.

Lessor: Lessee:

_____ _____