

Premises (and/or other property)	Address [_____] , purpose [_____] , identity number [_____] . For access, [_____] keys, [_____] cards, [_____] remote controls (of the value of EUR [_____] each) are provided. Additional equipment [_____] (value EUR [_____]).		
Lease term	Commencement	Date of handing-over – acceptance of the Premises [Date _____]	
	End	[Date _____]	
Payments	First payment	First payment is EUR [_____] and shall be paid by [date _____] First payment includes the following: a) EUR [_____] (excl. VAT) rental for lease until [date _____] b) EUR [_____] VAT; c) EUR [_____] (excl. VAT) deposit.	
	Transfer	When making a transfer, the Agreement number and payment purpose, e.g. 'First payment', 'rental' must be specified.	
		Standard rental excluding VAT	21% VAT
	Monthly rental	EUR [_____]	EUR [_____]
	Quarterly rental	EUR [_____]	EUR [_____]
	The difference between the Standard rental and the First payment is a mark-up or discount for the First payment, but subsequently the Standard rental will be paid for every quarter of a calendar year by the first day of a current quarter.		
	Deposit	Deposit is EUR [_____]. Deposit shall be considered pledged for the benefit of the Landlord in order to ensure fulfilment of the Tenant's obligations, including payment of the rental, penalties, debts and reimbursement of losses. The Landlord has the right to deduct all such amounts unilaterally. The Tenant must pay the missing (deducted) amount to restore the Deposit amount within 5 working days.	
	Electricity	Payment for electricity shall be paid according to readings of a separate meter, if installed and according to the tariffs charged by electricity supplier within 5 working days from the day a bill is issued to the Tenant.	
	Public utilities	Public utilities charges and services are included into the Rental.	
	Interest	0.1% from the outstanding amount for each day of delay.	
Handing over of the Premises	The Parties confirm that the Premises have been handed over, i.e. the present Agreement also serves as the Premises handing-over – acceptance report. The Tenant confirms that all clauses of the Agreement were individually discussed, he is aware of the legal and factual state of the Premises, received all items and documents needed to access and use the Premises and has no claims and waives any claims to the Landlord.		
Duties of the Parties	<p>The Landlord undertakes an obligation to let the Tenant use the Premises for the Rental and in accordance with the Agreement.</p> <p>The Tenant confirms that he is familiar with the Premises use rules (https://sandeliukunuoma.lt/en/LE-contracts/) (they are considered to form a part of this Agreement) and undertakes an obligation to observe them strictly.</p> <p>The Tenant undertakes an obligation to make all payments in time and to follow the Landlord's instructions regarding Premises use.</p> <p>The Tenant may not modify the Premises and must use the Premises without causing any harm to the interests of the Landlord or third parties.</p> <p>The Tenant undertakes an obligation not to keep any property of the total value of over EUR 1,000 in the Premises.</p> <p>The Parties agree to proceed with the Agreement if the owner of the Premises changes, i.e. The Tenant waives the right to exercise the possibility stipulated in Paragraph 3, Article 6.494 of the Civil Code of the Republic of Lithuania to cancel the Agreement if the ownership of the Premises changes.</p> <p>If the Tenant delays payment for over 7 days, the Landlord has the right to restrict access into the Premises for the Tenant. Access into the Premises will be re-established once the Tenant covers all debts and pays the re-establishment fee of EUR 50.</p> <p>The Tenant confirms that he is familiar with the privacy policy applied to personal data processing (https://sandeliukunuoma.lt/en/LE-contracts/).</p>		
Expiry of the Agreement	<p>The Landlord has the right to cancel this Agreement, out of court, upon at least 2 working days' notice to the Tenant, because of the Tenant's fault, if the Tenant delays payments or breaches other obligations and fails to rectify breaches within the notice term. In such event the Deposit will be kept by the Landlord as minimum and uncontested losses of the Landlord, however the Landlord has the right to claim reimbursement of other losses not covered by the Deposit. Upon at least 7 calendar days' notice, the Landlord has the right to cancel the Agreement and/or transfer all or any rights or duties arising from the Agreement (including the right to receive Rental and/or other payments) to third parties.</p> <p>If the Parties do not cancel the Agreement 1 month before its expiry date, the Agreement will be considered prolonged for the initial term, however the Tenant has the right to cancel the Agreement upon at least 30 calendar days' notice to the Landlord.</p>		
Return of the Premises and the Deposit	<p>The Tenant must return the Premises (including all Landlord's items and equipment handed over) vacant, clean and in the same state as they were handed over (considering natural wear and tear) on the day of expiry of the Agreement for the latest.</p> <p>The Landlord will not reimburse the Tenant for any improvements and can instruct the Tenant to remove them without making any damage to the Premises.</p> <p>If the Tenant fails to return and/or properly vacate the Premises, the Tenant must cover all losses incurred by the Landlord and pay a double rental until the Premises are properly returned. The Landlord acquires the right to take over the Premises unilaterally (including opening of the doors, change of the locks, etc.), and to move any property left in the Premises for temporary storage upon at least 10 days' notice to the Tenant, to sell at auction organised at the Landlord's discretion. Any amounts received from auction will be used to cover all losses and expenses of the Landlord.</p> <p>Any amount of the Deposit remaining after all deductions made will be repaid to the Tenant within 20 working days from return of the Premises.</p>		
Insurance and limitation of liability	<p>The Parties have the right (but not duty) to insure their property and/or liability.</p> <p>The Tenant must observe the rules established by insurer and provided to him by the Landlord from the day they are presented to the Tenant.</p> <p>The Landlord will cover exclusively direct losses of the Tenant caused through his direct fault, however without exceeding the maximum value of property that can be stored by the Tenant, as established in the Agreement. The Landlord is not held responsible for any disruptions in supply of electricity, water, provision of public utilities and other services. The Tenant assumes the risk of any accidental or any other loss or damage of his property, will ensure protection of the Premises and any property stored in them at his own expenses, while the Landlord even if any additional security means (armoured doors, security and/or fire alarms) does not guarantee protection of any property stored in the Premises and bears no liability for any damage caused to the Tenant's property.</p>		
Notices and amendments	Any notices will be considered given from the moment of their dispatch to the electronic mail addresses specified below by the parties. The parties agree that the clauses of the Agreement can be amended through exchange of SMS messages and/or emails to the addresses specified in the Agreement. The parties will execute amendment to the Agreement in writing if requested in writing by any party.		
Disputes	Since the Premises are located in Vilnius, the parties agree that any disputes will be settled in Vilnius City courts.		
	Tenant	Landlord	
Name		Laisvos Erdvės, UAB	
Company code		Code 305360012	
VAT payer's code		LT100012821819	
Address:		Eitminų st. 20 – 120, LT-12145, Vilnius	
Contact phone		+370 616 44445	
Email address		info@sandeliukunuoma.lt	
Bank account No.		LT787300010160973838	
Bank		Swedbank bankas AB, Swift bank code: HABALT22	
Signatory		Director Laurynas Dailidė (or authorised person)	
Signature			