Contract registration number:.....

OCCASIONAL RENTAL CONTRACT

which is concluded between the University of Pannonia (registered office: 8200 Veszprém, Egyetem utca 10., tax number: 19310321-2-19, statistical code: 19310321-8542-563-19, bank account number: 10300002-10802153-00014904, represented by: Dr. János Abonyi, Rector and Zsolt Csillag, Chancellor), as **Lessor** (hereinafter referred to as: "Lessor"), and

..... (registered office: ..... tax number: ..... statistical code: ....., company registration number: ....., bank account number: ....., represented by: .....), as **Lessee** (hereinafter referred to as: "Lessee"), (hereinafter collectively referred to as: "Parties"), at the date and place specified below, under the following conditions:

1. Lessor lets out and Lessee rents the ..... rooms of the property owned by Lessor and registered under topographical lot number ...., located at ....., for the purpose of ....., during a period when the property is available for rental.

   The occasional duration of the rental is ..... days OR hours, starting on ..... and ending on .....

   Lessee acknowledges that Lessee may only carry out activities in the rental property which are appropriate to the function of the rental property and which do not interfere with the normal functioning of the University.

2. Lessee shall pay a rental fee of ..... HUF/hour (say ..... Hungarian forints/hour) + VAT for the use of the rental property and for the services set out in the Contract.

   Lessee shall pay the rent by bank transfer, on the basis of an invoice issued by Lessor, to Lessor's bank account (bank account number: 10300002-10802153-00014904) within 15 days of the date of issue of the invoice. Lessor does not accept cash payments.

3. The Parties stipulate that Lessor, on the basis of the report made to the National Tax and Customs Authority pursuant to paragraph b) of Section (1) of Article 88 and Section (4) of Article 88 of Act CXXVII of 2007 on General Sales Tax, shall subject to general sales tax when rendering its services for the letting or leasing of any real estate (or part of any real estate) not classified as a dwelling building, i.e. Lessor shall charge a tax rate of 27% on the tax base.

4. The Parties agree that any staff (technical and on-call) required for the lecture OR event OR reception held by Lessee in the rented area will be provided OR not provided by Lessor.

5. Lessor undertakes to make the rented area available to Lessee in good time, in a condition suitable for its intended and safe use, as viewed by Lessee. Lessor shall furnish and clean the rental property to Lessee's requirements, and shall clean and tidy up after the event.

6. If Lessee fails to pay the rent within the contractual deadline and within the additional five days set by Lessor in Lessor's written payment due notice, Lessor will charge default interest at twice the base rate of the National Bank of Hungary.

7. Lessee declares that Lessee is aware of the fire, environmental, security, occupational health and safety and epidemiological regulations applicable to the rental property and is responsible for complying with them. The current versions of the Fire Safety Policy, the Occupational Safety and Health Regulation and the Regulations on Security Services and Property Protection are available on the University's website (***https://uni-pannon.hu/szabalyzatok***).
   The name of the person responsible for security at the venue of the event, key collection, the proper use of rooms and equipment and general order and tidiness is ....., and his/her telephone number is ..... , which can be contacted during the event.

8. Lessee acknowledges that smoking is permitted in the territory of the University only in open-air smoking areas marked with a corresponding sign. Lessee shall ensure in connection with the event that the participants

comply with the relevant provisions of Act XLII of 1999 on the Protection of Non-Smokers and on Certain Rules for the Consumption and Distribution of Tobacco Products.

9. Lessee undertakes to inform the Hungarian Bureau for the Protection of Authors' Rights of all the performances and concerts subject to the protection of authors' rights and to bear the financial costs thereof.
   The name of the person responsible for ensuring that the no-smoking policy is complied with is ..... and his/her telephone number is ....., which can be contacted during the event.

10. Lessee is responsible for obtaining any official permits required for the activities carried out in the rental property and for any reporting obligations. Lessee is responsible for any costs and fees incurred in connection with the foregoing and the conclusion of the contract. Lessee undertakes to comply with all official regulations relating to the use of the rental property.

11. Lessee is responsible for securing the properties placed in the rented area by Lessee or the visitors of the event covered by the rental. Lessor shall not be liable for any material loss or damage (theft, damage). Lessee acknowledges Lessee's liability to pay compensation in the event of accidental or intentional damage caused to Lessor for the entire duration of the rental contract. In the event of damage, Lessee is obliged to compensate Lessor in full for all damage or to restore the condition of the rental proprty to that which existed before the damage occurred.

12. Lessee may not transfer the right to rent the rental property – not even in part – to another person.

13. Lessee declares that Lessee qualifies as a transparent organisation pursuant to Section (1) of Article 3 of Act CXCVI of 2011 on National Property. Lessee undertakes to inform Lessor immediately in the event of any change. Lessee acknowledges that Lessor may terminate this Contract with immediate effect in the event of a false declaration.

14. In matters not regulated in this Rental Contract, Act V of 2013 on the Civil Code and other applicable legislation, in particular the relevant provisions of Act LXXVIII of 1993 on specific rules for the rental and disposal of apartments and rooms shall apply.

15. The Parties undertake to comply with Regulation (EU) 2016/679 of the European Parliament and of the Council on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Regulation (EC) No 95/46/EC (General Data Protection Regulation) (GDPR) and the applicable national legal requirements when processing personal data necessary for the conclusion and performance of this Contract.

16. Any disputes that may arise from this Contract shall be settled amicably between the Parties, primarily by negotiation. If this proves to be unsuccessful, the Parties shall submit to the exclusive jurisdiction of the Zalaegerszeg, Nagykanizsa OR Veszprém Regional Court or the Zalaegerszeg, Nagykanizsa OR Veszprém District Court, depending on the value at dispute.

17. This Rental Contract, made in 2 (two) originals, has been read, understood and signed by the Parties, as it is in full accordance with their intentions.

Dated at Veszprém/Zalaegerszeg/Nagykanizsa, on ..... 20...

.....	.....
.....	....
name	name financial countersignatory
company name	University of Pannonia
Lessee	**Lessor**

Approved by
Dated at Veszprém, on ..... 202...

Zsolt Csillag
Chancellor