Contract registration number:.....

LONG TERM RENTAL CONTRACT

which is concluded between the **University of Pannonia** (8200 Veszprém, Egyetem utca 10., institute identification number: FI80554, tax number: 19310321-2-19, 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: ..... company registration number: ....., tax 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:

I. Preliminaries

The Parties stipulate that this contract has been concluded as the result of a public tender procedure pursuant to Section (4) of Article 11 of Lessor's Asset Management Policy.
OR
The Parties stipulate that this contract has been concluded without a public tender procedure pursuant to paragraph ...) of Section (5) of Article 11 of Lessor's Asset Management Policy, with regard to the .....

II. The rental property, tenancy

Lessor lets out and Lessee rents the ..... rooms of the property used and exclusively owned by Lessor and registered under topographical lot number ....., located at ....., **specifically room no. ..... located on the ..... floor of Building "....", with a total net floor area of ..... m2** (*hereinafter referred to as the "**Rental Property**"*) for the purpose of ..... and for carrying out ..... activities.

1. Lessor declares that Lessor is entitled to conclude this Contract.

III. Duration of the tenancy

2. The Parties agree to conclude this **Rental Contract from ..... 202... to ..... 202...., for a fixed term or for an indefinite period**. The Parties may exercise their right to terminate the tenancy during the rental period by giving 60 (sixty) days' notice. Notice of termination must be given in writing to the other Party.

IV. Rental fee, public utility costs

3. Lessee **shall pay** to the Lessor a **monthly rent of ..... HUF + VAT**, (..... Hungarian forints + value added tax) for the rental period specified in Section 2.

Lessee acknowledges that the amount of the rent is increased annually on 1st January of **each calendar year by the rate of the consumer price index determined by the Central Statistical Office of Hungary for the preceding calendar year**, retroactively from 1st January of the current year. Lessor shall notify Lessee of the amount of the rent no later than April of the year in question. In the month following the month of the notification, Lessee shall retroactively pay, in one sum, the difference between the rent for the previous year to be paid on the basis of on the invoice issued by Lessor from 1st January of the year in question until the month following the month of the notification and the rent for the current year.

4. The Parties agree that Lessee shall pay the rent specified in Section 3 above (hereinafter referred to as the "Rent") on the basis of an invoice issued by Lessor ..... (monthly, quarterly, semi-annually or annually in advance), within 15 days of the date of issue of the invoice, by bank transfer to Lessor's bank account kept with MBH Bank Nyrt. (bank account number: 10300002-10802153-00014904).

5. The University of Pannonia, 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 Value

Added Tax, shall be liable to pay value added tax on the supply of services in the form of letting out or leasing real estate (parts of real estate) not classified as residential real estate, which means that Lessor shall charge a tax rate of 27% on the tax base.

6. The Parties agree that, **in addition to the rent**, the **costs of public utility services** (power supple, water supply, sewerage, gas supply) of the Rental Property used by Lessee **shall be charged by Lessor to Lessee** on the basis of estimated (calculated) consumption data, using the currently applicable public utility service charges as a basis for that. **Utility costs invoiced subsequently on a quarterly basis** shall be paid by Lessee to Lessor by bank transfer within 15 days of the date of the invoice. The methodology for calculating the utility costs is set out in *Annex 1*, which forms an integral part of this Contract.

7. In the event of late payment of the Rent, Lessee shall be liable to pay default interest.

8. If Lessee fails to pay the rent or the costs and charges payable by Lessee by the due date, or commits any other breach of contract, Lessor may terminate this Contract with immediate effect, provided that Lessee has been given at least 8 days' notice to pay, with a warning of the consequences, and Lessee failed to pay by the end of this period.

9. The Parties agree that Lessor shall carry out maintenance and repair work on the building at Lessor's own expense.

10. Lessee acknowledges that the Directorate of Information Technology and the Department of Facility Management and Security must be granted access to the Rental Property in order to carry out maintenance and troubleshooting tasks (optional).

11. Lessee acknowledges that the selective disposal of waste generated in the course of its activities is Lessee's responsibility and expense. The cleaning of the Rental Property is also Lessee's responsibility and expense.

V. Handover/takeover of the Rental Property

12. The handover of the Rental Property to Lessee shall be effected through a handover/takeover record signed by both Parties, containing information relating also to the the building's fixtures and fittings.

13. Lessor shall hand over the Rental Property to Lessee in the condition in which Lessee inspected it.

VI. Use of the Rental Property, rights and obligations of the Parties

14. Lessor may use the Rental Property for its intended purpose, exercising due care and without prejudice to the rights and legitimate interests of others. Lessee shall be liable for any damage resulting from improper use of the Rental Property and from any breach of this Contract.

15. Lessee may not transfer the right to rent the Rental Property – not even in part – to another person. Lessee may not sublet the Rental Property or let another person use it.

16. Lessee carries out or may carry out ..... activities in the Rental Property. It is the responsibility and obligation of Lessee to obtain the necessary permits from the competent authorities and other authorisations to carry out its activities. Any costs or fees incurred in connection with these and the conclusion of the contract shall be borne by Lessee.

17. Lessee declares that Lessee is aware of the fire, environmental, security, occupational health and safety 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). Lessee is obliged to draw up House Rules for the Rental Property, including the fire, environmental, security, occupational safety and epidemiological regulations to be observed, and ensure they are complied with. Lessee shall be fully liable for any damage resulting from any breach of these rules. Lessee may not use any areas not belonging to the Rental Property for storage purposes – not even for a temporary period – and shall leave access roads free.

18. 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 that 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 be complied with.

19. It is Lessee's responsibility to comply with the statutory reporting obligations and statutory requirements relating to the Rental Property.

20. Lessee shall every effort to preserve the condition of the Rental Property at all times.

21. Lessee acknowledges that in order to carry out any conversion, renovation, modernisation or construction work on the Rental Property, Lessee shall send a request to Lessor for prior written authorisation, accompanied by a technical description of the planned work and its estimated cost. Lessee shall be entitled to carry out the work only with the prior authorisation of Lessor, subject to a separate written agreement.

22. The Parties stipulate that if Lessee carries out renovation, modernisation or investment work without Lessor's written consent, as agreed in a separate agreement under Section 21 herein, Lessee may not expect Lessor to bear the costs thereof, either during or after the term of this Contract, by way of rent set-off or otherwise. In such cases, Lessor may demand that the original condition be restored, setting a deadline of at least 8 days. If the time limit expires without result, Lessor shall have the right to have such remedial work carried out at Lessee's expense.

23. Lessor agrees that Lessee may place its own devices and equipment in the Rental Property. Lessor shall not be liable for any damage to any device or equipment not belonging to Lessor. Lessee shall take out tenant's liability and property insurance for the Rental Property. Lessee acknowledges Lessee's liability to pay compensation to Lessor in the event of accidental or wilful damage for the entire term of the Rental Contract. In the event of damage, Lessee shall be obliged to compensate Lessor in full for all damage or to restore the situation prior to the damage.

24. In case of a serious breach of contract, either Party shall be entitled to terminate this Contract with immediate effect. The following are considered to be a serious breach of contract:
on Lessee's part, if Lessee
- interferes with the normal order, performance of duties or activities of the University,
- damage the Rental Property or its furniture, fixtures and fittings, or use them for other than their intended purpose,
- fails to comply with its obligations under this Contract or as required by law,
- engages in irregular energy consumption and utility use,

on Lessor's part, if Lessor
- hinders the proper use of the Rental Property.

VII. Termination of this Contract

25. This contract shall terminate in the following cases:
a) termination of this Contract by mutual agreement,
b) termination by either Party giving ordinary notice by the 15th day of the month, with termination being effected at the end of the month,
c) termination with immediate effect by Lessor in the event of Lessee's breach of the contract, in the cases provided for in this Contract,
d) the destruction of the Rental Property,
e) upon termination of Lessee without a legal successor,
f) at the end of the rental period.

26. Lessee shall not be entitled to a replacement property or a new accommodation claim in the event of termination of this Contract for any reason.

27. On the date of termination of this Contract, Lessee shall return the vacated Rental Property to Lessor in a condition no worse than that set out in the Handover/Takeover Record, with the furniture and equipment included in the inventory serving as a part of the Handover/Takeover Record. Lessee shall dismantle and remove the equipment installed and owned by Lessee, and if Lessee fails to comply with this obligation, Lessee shall not be entitled to any compensation for the equipment left behind.

28. If Lessee is in default of vacating and handing over the Rental Property to Lessor on the day of termination of this Contract, Lessee becomes an unauthorised user and Lessor becomes entitled to invoice and charge Lessee

for each day of delay twice the 1/30th part of the rent for each day of delay already started, as usage fee. Provisions on invoicing are set out in Section 4.

VIII. Other provisions

29. Persons designated to act as contact persons:
For Lessee: ..... (phone: +36 .....; e-mail: .....)
For Lessor: ..... (phone: +36 ....., e-mail: .....)

30. 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.

31. Lessor declares that Lessor qualifies as a transparent organisation pursuant to paragraph 1.b) of Section (1) of Article 3 of Act CXCVI of 2011 on National Property. The representative of Lessor shall inform Lessee immediately of any change to this declaration.

32. 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.

33. In matters not regulated in this Contract, the legal relationship between the contracting Parties shall be governed by the provisions of Act V of 2013 on the Civil Code. Any disputes that may arise out of this Contract shall be settled by the Parties in an amicable way, primarily through negotiations. If this proves to be unsuccessful, the Parties submit to the exclusive jurisdiction of the Veszprém Regional Court or the Veszprém District Court, depending on the value at dispute.

34. The contracting Parties have signed this Contract in 4 originals, as it is in full accordance with their intentions, of which 2 copies shall be handed over to Lessor and 2 copies to Lessee.

35. Annexes forming an integral part of this Contract:

Annex 1: Methodology for Calculating Utility Costs and their Settlement

Dated at ....., on .... 202...

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.....
.....
Lessee

Financial countersignature:
Dated at ....., on ..... 202...

.....
Head of Finances

Dated at Veszprém, ... 202...

Zsolt Csillag
Chancellor
University of Pannonia
Lessor

Financial countersignature:
Dated at Veszprém, on ..... 202...

Judit Hazafi
Director of Economic Affairs