

LEASE AGREEMENT

AN AGREEMENT made [contract.executiondate], (the “Lease Agreement”). **BETWEEN:**

ROTOS BUILDING SOCIETY LTD

Registration No: HE295753

Registered office: 14 Porfyriou Dikaiou, 2414, Egkomi, Nicosia (the “Landlord”) on the one part, and

Name: [tenant.fullname]

Passport/I.D. of the Republic of [tenant.country] with No.: [tenant.idnum]

With e-mail address: [tenant.primaryemail], (the “Tenant”), on the other part.

(the Landlord and the Tenant together referred to as the “Parties”).

AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. SUITE

The Landlord hereby with this present Agreement, wishes to lease to the Tenant and the Tenant wishes to rent from the Landlord a Suite with no. [room.number], block: [room.block], floor [room.floor] (the “Suite”) in the student dormitory project known as "Unihalls premier" situated at 14 Porfyriou Dikaiou, 2414, Egkomi, Nicosia (the "Unihalls premier"). The Suite does [booking.hasparking] include the right of exclusive use of the parking space.

2. DURATION

2.1 This Lease Agreement is agreed for the period of [booking.weeks] ([booking.weekstext]) weeks commencing on the [booking.fromdate] and ending on the [booking.todate] (the “Tenancy Period”).

2.2 In the event where the Parties wish the lease of the Suite to continue after the expiration of the Tenancy Period, before or at the expiration of the Tenancy Period and/or of the Lease Agreement, they may sign a new lease agreement subject on the availability of suites. It is understood that in the event that the Parties sign a new lease agreement before the expiry of the current Lease Agreement and/or of the Tenancy Period, it will be subject to and conditional to the fulfilment by the Tenant of all the terms and conditions of this Lease Agreement. It is further understood that in the event of termination of the current Lease Agreement and/or of the lease by the Landlord, any new lease agreement shall become null and void and/or shall be deemed to have been legally terminated by the Landlord. In such case, the Landlord will be entitled to recover possession of the Suite and/or cancel the entry card and/or seek damages.

2.3 Without prejudice to clause 2.2 above, if the Tenant wishes the lease of the Suite to continue after the expiration of the Tenancy Period, the Tenant should give the Landlord at least 6 (six) months written notice prior to the expiration of the Tenancy Period and/or of the Lease Agreement, of his desire to continue the lease and sign a new lease agreement and the Landlord at his sole discretion and subject to availability may accept or refuse.

2.4 The Parties further agree that upon the expiration and/or termination of the Tenancy Period of the present Lease Agreement, the Tenant will have the obligation to immediately deliver free and vacant possession and use of the Suite to the Landlord without having any claim against the Landlord and the Landlord will have the right to rent the Suite to another tenant without having the obligation to send any further notice to the Tenant and/or without having any kind of obligation towards the Tenant.

3. RENT

3.1 The agreed yearly rent which will be paid by the Tenant to the Landlord, for the Tenancy Period (i.e. from [booking.fromdate] to [booking.todate]), is agreed at €[room.finalprice] ([room.finalpricetext]) (hereinafter referred to as the “Rent”) and will include the electricity (consumption up to 120 Kwh/month), water, internet bills and communal areas charges.

3.2 The Rent will be payable by the Tenant to the Landlord on the predetermined dates as per Option [installmentplan.title] indicated on the **Appendix A** attached. In the event of the Tenant's failure to comply with the deadline set forth in this clause, the Landlord reserves the right to withhold the Security Deposit, terminate this Agreement and not to deliver possession of the Suite to the Tenant (if applicable), without prejudice to the Landlord's rights to any other remedy including the right to claim damages. It is understood that in the event of termination under this clause, the Landlord shall have the right to rent the Suite to any third party without any liability to the Tenant. In the event that the Tenant wishes to change the Rent Payment Plan (Appendix A) prior to the date on which the 1st instalment of Rent becomes due and payable, the Tenant must send the Landlord a written request in advance and the Landlord reserves the right, at its sole discretion, to accept or reject the Tenant's request. If accepted by the Landlord there will be a charge from the Landlord to the Tenant of €50 in respect of the preparation of a new lease agreement, which must be paid by the Tenant prior to and as a condition of the new payment plan coming into effect. No change to the Rent Payment Plan may be made after the date on which the 1st instalment of Rent becomes due and payable.

3.3 In the event of Tenant's and/or Guarantor's failure, for any reason whatsoever, to sign the present Lease Agreement, the Security Deposit as well as any Rent paid shall not be refunded.

3.4 The Rent is payable, on the dates of Appendix A, to the Landlord, via bank transfer to the bank account of the Landlord, the details of which are stated in **Appendix A**, and/or by cash and or by bank cheque.

3.5 An original receipt from the Landlord and/or it's authorized personnel and/or the Tenant's pre-nominated bank shall constitute the only sufficient proof of payment of the Rent. Any other form of evidence shall not be accepted.

3.6 In the event where the Tenant fails to pay the Rent or any part thereof and/or of any other amount due on the agreed date/s, then the entrance cards will be automatically deactivated, without any prior notice. The maximum grace period which may be given to the Tenant, following a written request made by the Tenant to the Landlord for a delay in the payment of the Rent or part thereof, cannot exceed the period of 7 (seven) days beyond the due date/s as this is specified in **Appendix A**. The entrance cards will be reactivated only when the number displayed on the receipt of the payment of the Rent or part thereof (depending on each case) is submitted in the relevant system.

3.7 In case the Tenant delays and/or fails and/or omits to pay the agreed Rent or any part thereof or any other amount due pursuant to the provisions of the present Agreement, then the Rent in arrears or any part thereof or any other amount due will bear an interest of 6% annually from the date that it has been rendered payable until the date of its full payment irrespectively of any other rights or remedies which may be available to the Landlord.

3.8 In the event where, pursuant to any law or any other regulation, there should be imposed any VAT amount on the Rent or part thereof, such amount will be in addition to the agreed Rent and will be paid exclusively by the Tenant.

3.9 The Landlord is not obliged to accept partial payment of the Rent. In the event that the Landlord accepts any partial payment of the Rent, the Landlord does not waive any of his rights pursuant to the present Agreement, including but not limited to his right to terminate this Agreement and claim damages and/or any amount due.

3.10 The Tenant agrees that all payments made via credit card, debit card, payment links, or other electronic methods are final and non-refundable, except as expressly provided in this Agreement. Amounts paid through these methods, irrespective of whether the Landlord has issued a receipt or not, shall be considered paid only after the period to raise dispute, chargeback or other similar or equivalent measure has lapsed without the Tenant initiating a dispute, chargeback or other similar or equivalent procedure. To the extent permissible by the applicable legislation, the Tenant is obliged not to dispute or initiate a chargeback or other similar or equivalent procedure on any transaction processed through these payment methods. In the event where a dispute or chargeback or other similar or equivalent procedure leads to the refund of any amount contrary to the Tenant's obligations under this Agreement, the Tenant agrees to reimburse the Landlord for the disputed amount, along with any fees, penalties, or costs incurred as a result of the dispute, chargeback or other similar or equivalent procedure. Repeated or unjustified disputes or chargebacks may, at the sole discretion of the Landlord, result in the termination of this Agreement without liability. The Tenant shall be held responsible for any outstanding balances, damages and additional fees arising from such termination.

4. SECURITY DEPOSIT

4.1 A security deposit of €[booking.deposit] ([booking.deposittext]) (the "**Security Deposit**"), shall be paid by the Tenant to the Landlord, prior to the signing of the present Agreement or simultaneously with the signing of the present Agreement, as per Option [installmentplan.title] of **Appendix A** attached, via online payment or by way of transfer to the Landlord's bank account, details of which have been designated by the Landlord to the Tenant in writing. It is agreed that the charges in relation to the transfer of the Security Deposit to the Landlord's bank account will burden exclusively the Tenant. It is further agreed between the Parties that the Tenant undertakes to provide the Landlord with a copy of the relevant proof of transfer/online payment immediately when the said payment is effected. It is clarified that the payment will be considered as being effected only when the amount of the Security Deposit has been cleared in the Landlord's bank account. The Security Deposit shall be kept by the Landlord at all times as a guarantee deposit for the performance by the Tenant of all his obligations herein contained and/or for the payment of any bills and/or expenses and/or to cover any damages caused to the Suite and/or to the Unihalls premier by the Tenant, fair wear and tear exempted.

4.2 The Security Deposit or any balance thereof, as the case may be, shall be returned, without interest, to the Tenant after the expiration of the tenancy and after the inspection of the Suite, provided that the Tenant has complied with all his obligations hereunder. The said amount will be returned only with a bank transfer to a bank account designated in writing by the Tenant (in this case the Tenant will be charged with the relevant bank transfer charges) within 25 (twenty-five) working days after the expiration of Tenancy Period, provided that the Tenant has delivered to the Landlord free and vacant possession and use of the Suite, he has no other outstanding obligations to the Landlord and that the Landlord has confirmed that all terms and conditions of the Lease Agreement have been met. It is understood that in the event that the Tenant is entitled to a refund of the Security Deposit and/or part of it under the provisions of the Lease Agreement, the Tenant must indicate to the Landlord in writing details of the bank account to which she/he wishes the refund to be made. The Landlord shall not be liable in the event that the Tenant refuses and/or delays in providing bank account details. It is understood that the Tenant shall not be entitled to set-off this Security Deposit, or any balance thereof, against any Rent due or part of any Rent due.

4.3 In case of termination/cancellation of the Lease Agreement by the Tenant for any reason prior to the expiration date of the Tenancy Period, and/or because of failure on the part of the Tenant to deliver free and vacant possession and use of the Suite to the Landlord on time, the Parties agree that the Security Deposit will be automatically retained by the Landlord as a pre-agreed minimum compensation. The Tenant acknowledges and agrees that in such a case the Landlord will suffer loss.

4.4 **The Parties further agree that in the event where damages will be created to the Suite and/or to the Unihalls premier, at the fault of the Tenant, then the Landlord will have the right to retain the whole or part of the Security Deposit, depending on the damages caused. If the said damages exceed the amount of the Security Deposit, then the Tenant will be obliged to pay to the Landlord any additional amount which might be requested by the Landlord for the full repair of the damages caused within 7 (seven) days from the date of inspection of the Suite and/or the date of discovery of the damage. It is further understood that in the event that the Tenant, in addition to the damages, owes the Landlord any amount in excess of the amount due under the Lease Agreement, the balance of the Security Deposit may be used to cover such amounts and/or part thereof.**

4.5 The Landlord agrees that if, for any reason, the Suite cannot be delivered to the Tenant on the commencement date of the present Lease Agreement, then the Landlord will have the right to terminate the present Lease Agreement and return to the Tenant the amount of the Security Deposit and in such case neither party shall have any kind of demand and/or claim against the other.

5. USE OF THE SUITE

5.1 The Suite shall be used by the Tenant for personal and exclusive use as a dormitory room, for the Tenancy Period defined herein above, and in such a way that it will not cause any nuisance or discomfort to the tenants of the neighbouring suites or generally to the Unihalls premier.

5.2 The use of the Suite by another person without the presence of the Tenant is prohibited.

5.3 The use of the Suite and/or mailbox and/or phone line for any commercial purpose is prohibited.

5.4 The Tenant should not establish and/or run and/or operate any kind of business in any area of the Unihalls premier.

6. RETURN OF SUITE

The Tenant undertakes, upon the expiration/termination of the Lease Agreement pursuant to its provisions, to deliver free and vacant possession and use of the Suite to the Landlord in the same excellent condition as it was at the time when he received it (excluding normal wear and tear). If the Tenant does not deliver free and vacant possession and use of the Suite to the Landlord in the same excellent condition as it was at the time when he received it then he will be liable to pay to the Landlord the relevant amount of compensation for any damage or loss caused on the Suite by his fault or negligence.

7. LANDLORD'S RIGHTS & OBLIGATIONS

7.1 The Landlord agrees that the Tenant shall peacefully hold and enjoy the Suite during the Tenancy Period, without any interruption by the Landlord or any person rightfully acting on the Landlord's behalf provided that the Tenant is paying the Rent as indicated in the present Agreement and performs and observes the terms and conditions of the Lease Agreement.

7.2 If the Tenant violates any of the terms and conditions of the present Agreement, the Landlord will have the right to terminate the Agreement and request the Tenant to immediately deliver free and vacant possession and use of the Suite to the Landlord and/or claim the Rent amount due until the end of the Tenancy Period, including reasonable legal costs and expenses.

7.3 The Landlord and/or any other authorised personnel of the Landlord reserves the right to make periodic inspections in the Suite and may enter the Suite at their discretion, upon giving prior notice to the Tenant, for (but not limited to) the following reasons:

- i. To carry out maintenance works and/or repairs and/or safety and equipment checks and/or periodic damage control.
- ii. To verify that the Suite is being used exclusively by the Tenant and not by third parties.
- iii. To check that there is no use of products or substances that threaten the health and safety of the Tenant and/or of the other tenants of Unihalls premier.
- iv. To show the Suite to prospective/interested tenants.
- v. In cases of emergency, including but not limited to, plumbing failures, electricity failures, fire alarm activation, or any other situation that authorised personnel reasonably deem to require immediate inspection or intervention. Authorized personnel shall have the right to access the Suite without prior notice, for the purpose of preventing damage, ensuring safety, or addressing the emergency condition. In such cases the Parties agree that prior notification is not required when the access by the Landlord and/or their authorised representatives/personnel is justified by reasonable cause or emergency situation.

7.4 A. The Parties agree that, unless otherwise expressly provided in the Lease Agreement, none of them has the right to terminate/cancel the present Lease Agreement, before the date of expiration of the Tenancy Period, defined herein above.

B. Regardless of the above, the Landlord has the right to terminate the present Lease Agreement and receive free and vacant possession and use of the Suite from the Tenant under, among others, the following circumstances:

- i. The Tenant threatens the physical integrity of other tenants and/or visitors and/or staff members
- ii. The Tenant is acting and/or has been caught in acts of vandalism and/or theft.
- iii. The Tenant acts in a way that disturbs and/or creates nuisance and/or violence and/or improper behaviour towards other tenants and/or visitors and/or staff members
- iv. The Tenant stores and/or possessed and/or uses and/or traffics in illegal and/or narcotic substances.
- v. The Tenant violates any term of the Lease Agreement.

7.5 The Landlord reserves in any case the right, without any limitation of their rights, to file an action against the Tenant or Guarantor of the Tenant as well as to claim all outstanding Rent and/or any other amounts due to the Landlord until the expiration date of the present Agreement and/or claim compensation for any damages and/or wear and/or vandalism act caused by the Tenant as well as to file a complaint to the Police in case where there is a suspicion that the Tenant has committed a criminal offence/activity.

7.6 The Parties further agree that the Landlord has requested from the Tenant and his Guarantor to provide the Landlord with their e-mail details in order to send them notices, as indicated in paragraph 9, in cases of emergency and/or for informing the Tenant about anything related to the Suite and/or to the Unihalls premier in general.

8. TENANT'S RIGHTS & OBLIGATIONS

8.1 The Tenant chose to proceed with the reservation of the Suite and the signing of the Lease Agreement online, without inspecting the Suite. The Parties agree that, at the time of delivery of possession of the Suite from the Landlord to the Tenant according to paragraph 8.1 of **Appendix B**, the Tenant will inspect the Suite and its contents will be listed.

8.2 The Tenant shall pay on time the agreed Rent herein reserved at the times and in the manner specified herein as well as any other financial obligations, without any deductions for any reason or excuse.

8.3 In cases where the Tenant does not pay the Rent and/or any other amount due in the manner and in the time specified under this Agreement, it gives the Landlord the right to seek damages and/or terminate the present Lease Agreement and/or the right to withhold the Security Deposit, or part thereof, which has been paid by the Tenant to the Landlord.

8.4 The Tenant does not have the right to make any structural alterations and/or amendments and/or modifications and/or additions and/or appliances installations and/or repairs and/or removals and/or constructions in the Suite without the prior written consent of the Landlord. In case where any alteration and/or modification and/or addition and/or repair and/or removal has been made in the Suite by the Tenant, then the Tenant will be liable and responsible to reinstate immediately the Suite to its original condition exclusively at his own cost. If the Tenant refuses to do so, the Landlord will have the right to reinstate the Suite to its original condition and such costs will be solely burdened by the Tenant. The Tenant will remain liable for all expenses and/or costs that may arise.

8.5 The Tenant is obliged to cooperate with the Landlord to facilitate any works in the Suite and/or generally in the Unihalls premier.

8.6 The Tenant shall be obliged to inform the Landlord, in writing through the Residents Portal, immediately of any damage and/or maintenance issue which might be caused and/or created to the Suite. In such an event the Tenant does not have the right to repair himself any such damages in the Suite, including the furniture, electrical appliances, plumbing installations, walls and any other items in the Suite. If the Tenant omits and/or fails and/or delays to report a maintenance issue, resulting to its deterioration and/or to the cause of damages in other suites and communal areas, or does not take all actions to prevent it from happening then the Tenant will be liable to cover all the repairing costs. The Tenant does not have the right to carry out himself any maintenance and repairing works to any part of the Suite or to the Unihalls premier in general, including the communal areas.

8.7 Upon expiration or termination of the Lease Agreement, the Tenant has the obligation to remove his personal belongings, furniture and equipment, exclusively at his own expense, and to immediately deliver free and vacant possession and use of the Suite to the Landlord. In the event where the Tenant fails to do so, he will be deemed to have abandoned his personal belongings, furniture and equipment and it is agreed between the Parties that the Landlord will have the right to remove and/or dispose his belongings, furniture and equipment from the Suite, at the exclusive cost of the Tenant, without the obligation to give further notice to the Tenant and/or without having any kind of liability towards the Tenant.

8.8 The Tenant shall not assign, lease sublease, or permit third parties to occupy the Suite and/or any part thereof, and/or use the Suite and/or any part thereof other than for the purpose of private residence for the entire Tenancy Period.

8.9 The Tenant shall not permit to be done on the Suite anything which may be, or may be likely to cause, a nuisance or annoyance to a person residing or visiting or otherwise engaged in a lawful activity in the Unihalls premier. This responsibility includes the actions and behaviour of visitors and friends of the Tenant.

8.10 To permit the Landlord and/or their authorised personnel, upon giving reasonable notice and at reasonable times, to enter upon and inspect the Suite.

8.11 The Tenant has the right to keep, at his own expense, the contents of the Suite fully insured against fire and/or theft and/or against all other risks. The Parties mutually agree that in the event where the Tenant does not proceed with the insurance of the contents of the Suite, as described hereinabove, he acknowledges all the risks/dangers involved and further agrees that the Landlord will not be liable to repair/replace any of the items and/or compensate the Tenant for any damages and/or losses, which may incur to the contents of the Suite.

8.12 In the event of termination or cancellation of this Lease Agreement, by the Tenant, regardless of the cause, the Tenant shall be obligated to pay to the Landlord any amount due under the terms of the Lease Agreement and the entire remaining Rent for the period up to and including the expiration date of the Tenancy Period specified above.

8.13 Upon the expiration of the present Lease Agreement or the termination of the Lease Agreement pursuant to its provisions, the Tenant shall be deemed to possess the Suite illegally (trespasser) and will be obliged to vacate and deliver free and vacant possession and use of the Suite to the Landlord. In case where the Tenant refuses and/or fails to do so, the Parties agree that the Tenant shall pay to the Landlord the amount of €50 (Fifty Euro) per day, as pre-agreed compensation, from the date of termination/expiration of the present Agreement, until the delivery of free and vacant possession and use of the Suite to the Landlord. In any case, the Landlord will not lose their right to recover by themselves physical possession of the Suite.

8.14 The Tenant acknowledges and agrees that all or any of the following actions are strictly forbidden:

- i. To carry on any profession or business or trade in the Suite except from the purpose of using it exclusively on his own, as a dormitory room only.
- ii. To allow any television, radio, musical instrument, or other sound producing equipment to be audible outside the Suite and/or generally to cause nuisance or annoyance, any time, to any of the neighbouring suites and/or to the Unihalls premier.
- iii. To use or permit the usage of any fridge, freezer, storage heater, fan heater, convection heater or other electrical appliances in the Suite without the prior written permission of the Landlord or of the front-office supervisor.

8.15 The Tenant is required to fully disclose any existing medical, psychological, or psychiatric conditions to the Landlord prior to entering into this lease. Failure to provide complete and accurate disclosure of such conditions shall constitute a material breach of this Agreement. In the event that the Landlord discovers any undisclosed medical, psychological, or psychiatric condition after the commencement of the lease, the Landlord shall have the right, at its sole discretion, to terminate this lease immediately and to proceed with eviction of the Tenant. This termination and eviction shall be without liability to the Landlord, who shall not be responsible for any costs or damages resulting from the early termination of the lease due to such nondisclosure. The Tenant shall be held responsible for any outstanding balances, damages and additional fees arising from such termination.

9. NOTICES

All notices, which are required to be given hereunder between the Parties shall be in writing and shall be sent to the last known address of the recipient, or to any other address as the recipient may designate/communicate by written notice to the other party. Any such notice between the Parties may also be delivered personally or by registered post, or by facsimile transmission or by e-mail or by short message service (sms) or by message in the Residents Portal and shall be deemed to have been served, if by personal delivery when delivered, if by registered post 48 (forty eight) hours after it has been sent, if by facsimile transmission or by e-mail when sent or by short message service (sms) when sent or by message in the Residents Portal when sent. In the event where any notice has been personally delivered, the recipient of such notice/letter will be obliged to sign, simultaneously with the receipt of such notice/letter, the relevant receipt.

10. JURISDICTION & APPLICABLE LAW

This Agreement is governed, construed and implemented in accordance with the Laws of the Republic of Cyprus and the Landlord, and the Tenant agree that the Courts of the Republic of Cyprus shall have exclusive jurisdiction to hear any dispute arising out of this Agreement.

11. SEVERABILITY

The various provisions of this Agreement are severable from each other and from the other provisions of the Agreement, and in the event that any provision in this Agreement shall be held to be invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be fully effective, operative and enforceable.

12. GENERAL TERMS AND CONDITIONS

12.1 All Appendices attached on the present Agreement constitute an integral part of this Agreement.

12.2 Any amendment of the terms of this Agreement shall be made in writing and agreed between the Parties and with the signature (either electronic and/or handwritten) of both Parties.

12.3 The present Agreement contains and constitutes the entire understanding and agreement between the Parties hereto in relation to the subject matter hereof and supersedes and cancels all previous negotiations, understandings, agreements, and commitments, whether oral or written, with respect to the subject matter of the Agreement.

12.4 Any breach by the Tenant of any term of the Lease Agreement shall entitle the Landlord to terminate the present Lease Agreement and/or claim damages. In addition, any breach by the Tenant of any term of the Lease Agreement entitles the Landlord to seek the immediate recovery of possession of the Suite. It is further clarified that the Tenant will continue to be liable for any accrued and unpaid Rent, for any damage caused in the Suite, as well as for any damage caused to the Landlord due to non-rental or rental of the Suite with a lower rent.

12.5 The Parties agree and clarify that the Tenant does not have the right to terminate the Lease Agreement in the event where circumstances or causes or events, including but not limited to (a) acts of God, flood, drought, earthquake or other natural disasters; (b) epidemic or pandemic events or lockdowns; (c) any law or any action taken by a government or public authority; (d) strikes, industrial action, suspension of activities or closure of banks and/or of any financial institutions, terrorist attack, imposition of sanctions, embargo or breaking off of diplomatic relations, war (declared or undeclared), armed conflict, invasion, hostilities, military operations, civil war, civil unrest, riots, political instability or political disturbances (e) university and/or college closure or shut down and (f) interruption or failure of utility service, or any other similar event/s occur (the “**Events**”). The Parties further agree that if any or more of the above Events take place, the Tenant will continue to be bound by the terms of the Lease Agreement including the rent payment of the Suite, in the manner described in the Lease Agreement, and will not be entitled to any extension of the time for performing any of his obligations, unless otherwise agreed with the Landlord in writing. In case where the Tenant fails to perform his obligations or any of his obligations under the Lease Agreement, as a result of the Events or any of the Events, he will be in breach of the Lease Agreement and the Landlord will have the right to exercise its legal and/or contractual rights, including but not limited, its right to terminate the Lease Agreement and its right to claim damages. In such case, the Tenant will be liable to pay to the Landlord for any damage caused in the Suite and/or any accrued and unpaid Rent and/or for any damage caused to the Landlord due to non-rental or rental of the Suite with a lower rent, until the end of the Tenancy Period.

12.6 This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement. Transmission of an executed counterpart of this Agreement (but for the avoidance of doubt not just a signature page) by (a) fax or (b) email (in PDF, JPEG or other agreed format) shall take effect as delivery of an executed counterpart of this Agreement. If either method of delivery is adopted, without prejudice to the validity of the Agreement thus made, each party shall provide the others with the “wet-ink” counterpart as soon as reasonably possible thereafter, if requested by the Landlord in writing.

12.7 The Parties agree that the present Lease Agreement and/or the appendices attached may be signed and/or executed by the Parties by electronic signature (whatever form the electronic signature takes) and that this method of signature is as conclusive of the Parties’ intention to be bound by the terms of this Agreement and has the same legal effect as if signed by each party’s manuscript/handwritten signature.

12.8 The Parties agree that the present Lease Agreement may also be signed and/or executed by the Parties with their manuscript/handwritten signature and that in such case this Agreement will be executed in two originals, one of which will be handed over to the Landlord and the other one to the Tenant.

ROTOS
BUILDING SOCIETY LTD

C.R.

EXECUTED BY THE PARTIES on the date first above written.

THE PARTIES

THE LANDLORD

THE TENANT



ROTOS
BUILDING SOCIETY LTD

ROTOS BUILDING SOCIETY LTD

represented by Christiana Rotou
(Passport/I.D. No. 980961)

[tenant.fullname]

(Passport/I.D. No.: [tenant.idnum])

WITNESSES

1.



Name: Andrea Rotou
(I.D. No.: 881611)

2.



Name: Savinos Charalambous
(I.D. No.: 710315)

APPENDIX A**RENTAL PAYMENT PLANS – SECURITY DEPOSIT****[installmentplan.title]**

The Rent was agreed and determined by the Parties for the period starting from [booking.fromdate] until [booking.todate] to be paid in [booking.installmentsno] [booking.installmenttext]

[booking.installments].

[room.discounttext]

The Tenant is obliged to pay the Landlord the amount of €[booking.deposit] ([booking.deposittext]) as a security deposit prior to the signing of the Lease Agreement or simultaneously with the signing of the Lease Agreement to ensure his full compliance with all the terms and conditions as per paragraph “**SECURITY DEPOSIT**”.

LANDLORD’S BANK ACCOUNT DETAILS:

NAME: ROTOS BUILDING SOCIETY LTD

BANK: BANK OF CYPRUS PUBLIC COMPANY LTD

IBAN: CY33002001950000357022836639

SWIFT: BCYPCY2N

COMPANY ADDRESS: 14 PORFYRIOU DIKAIYOU, 2414 EGKOMI, NICOSIA

BANK ADDRESS: 6 EVROU STR. 2003, STROVOLOS, NICOSIA

ROTOS
BUILDING SOCIETY LTD

C.R.

APPENDIX B

TERMS AND CONDITIONS

1. Special Conditions

1.1 Type of Suite

1.1.1 The Landlord reserves the exclusive right to change, either prior to or after the signing of the Lease Agreement, the selected type of Suite due to health and/or safety and/or disciplinary and/or capacity and/or any other reasons, with reasonable notice to the Tenant (depending on the reasons why the change of Suite type is necessary) who shall comply. In the event that the new type of Suite is cheaper than the one in the Lease Agreement, the Landlord shall refund the Tenant the difference.

1.2 Suite change upon Tenant's request

Should the Tenant wish a Suite change, he should submit a written request by sending an email to the Landlord stating the reasons for which he requires the Suite change. The Landlord reserves the absolute discretion to satisfy or reject the Tenant's request. In case of written approval of the request from the Landlord, Suite change shall be made on a space available basis. It is clarified that, in case of rejection of the Tenant's request, the validity and enforceability of the Lease Agreement shall not be affected in any way and the Tenant shall have no further rights and/or claims and/or demands.

2. General Safety Rules

2.1 The Tenant must comply with ALL health and safety regulations and Fire Regulations of the Unihalls premier and with all other Terms and Conditions, which are referred to and are attached on the Lease Agreement and/or with any new terms and conditions which might be published in the future.

2.2 The Tenant should not do anything which may cause a fire hazard and/or to use and/or to store and/or keep in the Suite and/or in any other area of the Unihalls premier any dangerous and/or flammable materials including but not limited to, candles and/or incense sticks/burners and/or other naked flame and/or fireworks and/or petrol and/or paraffin and/or bottled gas and/or other dangerous materials and/or any kind of inflatable items that might unreasonably increase the danger of fire or explosion in the Suite and/or in any other area of the Unihalls premier or might be considered hazardous or extra hazardous by any reasonable insurance company.

2.3 The Tenant should not interfere with any fire fighting and/or prevention equipment and/or fire detector equipment, such as fire extinguishers, fire blankets, and fire alarms, smoke detectors and also not obstruct any fire doors and/or fire exit routes and/or disconnect automatic door closures. If the Tenant is found to interfere with any fire fighting and/or prevention equipment and/or fire detector equipment, such as fire extinguishers, fire blankets, and fire alarms, smoke detectors, then he should pay a penalty of €50 (Fifty Euros). Failure by the Tenant to pay such fine will give the right to the Landlord to deduct such amount from the Security Deposit.

2.4 The Tenant should not make use of electric heaters and/or stoves, and/or electric blankets and/or electric heaters in his Suite and/or in any other area of Unihalls premier.

2.5 The Tenant should not discharge and/or tamper with and/or operate any fire prevention and/or detection apparatus for any purpose other than the control of fire.

2.6 Any action made by the Tenant that can activate the fire alarm system in the Suite and/or in any other suite and/or in all of the common areas of Unihalls premier is strictly prohibited.

2.7 In the event where a Tenant suspects that any item of fire safety equipment and/or fire detector equipment is defective and/or it has been used, he must promptly report this to the Unihalls premier reception desk.

2.8 The Tenant is obliged to read carefully the fire safety regulations and evacuation plan found in his Suite and to be informed about the nearest emergency exit in the Unihalls premier and the assembly point from the information/plan/drawings provided in his Suite.

2.9 In the event of fire and/or other emergencies in the Unihalls premier, the Tenant must immediately evacuate his Suite and Unihalls premier facilities in general, as indicated in the evacuation plan and remain outside the Unihalls premier until permission to re-enter has been granted to the Tenant by the Unihalls premier authorised representatives/personnel.

2.10 The Tenant is obliged to attend ALL fire safety and evacuations exercises, which take place at the Unihalls premier, at any time. If the Tenant does not attend any fire safety and evacuation exercise, then he should pay a penalty of €150 (One Hundred and Fifty Euros) for each time of non-attendance. In the event where the Tenant repeatedly does not attend the said fire safety and evacuation exercises, then the Landlord will have the right to terminate the Lease Agreement. Failure by the Tenant to pay such fine will give the right to the Landlord to deduct such amount from the Security Deposit.

3. Smoking

3.1 Smoking and smoking related activities, including but not limited to, vaping and e-cigarettes are strictly prohibited in the Suite and/or in other suites and/or in all of the Unihalls premier facilities in general.

3.2 If the Tenant is found to be smoking in his Suite and/or in other suites and/or any other area of the Unihalls premier facilities, then the Tenant will be liable to pay to the Landlord, a fine of €50 (Fifty Euros). In the event that due to his smoking activity, the fire alarm gets activated, the amount of fine imposed shall be increased to a fine of €150 (One Hundred and Fifty Euros). Failure by the Tenant to pay such fine will give the right to the Landlord to deduct such amount from the Security Deposit.

4. Drugs/Alcohol

4.1 The Tenant should not get involved in trafficking and/or possessing and/or using and/or consuming any illegal drug substances and/or alcohol and/or any other drug substances in the Suite and/or in other suites and/or in the Unihalls premier facilities in general.

4.2 The Tenant should not enter any area of the Unihalls premier under the influence of illegal drugs and/or alcohol and/or substances.

4.3 The Tenant should not use and/or consume any illegal drug substances and/or alcohol and/or any other drug substances and/or allow the usage and/or consumption of any kind of illegal drug substances and/or alcohol and/or any other drug substances by visitors/guests in the Suite and/or in any other suite and/or in the Unihalls premier in general, unless these have been prescribed by a qualified doctor, and/or enter any area of the Unihalls premier under the influence of illegal drug substances and/or alcohol and/or any other drug substances.

4.4 If the Tenant is found to be involved in drug trafficking and/or possessing and/or using and/or consuming any illegal drug substances and/or alcohol and/or any other drug substances, the Landlord will immediately terminate the present Lease Agreement, evict the Tenant from the Unihalls premier, and report the Tenant to the Police facing a possible criminal prosecution. In such a case, the Tenant will be obliged to pay to the Landlord the remaining amount of the Rent due until the end of the Tenancy Period.

5. Dangerous/Illegal Behaviour

5.1 The Tenant should refrain from any kind of dangerous behaviour including, but not limited to, sitting on window sills and balconies and/or being on the roof of any facility of Unihalls premier and/or throwing and/or dropping items from any balcony of the Unihalls premier.

5.2 The Tenant should not bring into his Suite and/or in any other suite and/or in the common areas of the Unihalls premier any weapons and/or items of any description that are illegal and/or dangerous including, but not limited to, firearms and/or air-weapons and/or bows and/or knives and/or guns and/or swords and/or martial arts weapons and/or paint-ball guns and/or replica and/or ceremonial and/or toy weapons and/or any flammable gas and/or any hazardous or flammable materials of any kind.

5.3 The Landlord applies a zero-tolerance policy to any kind of criminal and/or illegal act and/or offence, including, but not limited to, assault, harassment, use of abusive language and bullying against any individual for any reason whatsoever. In the event that the Tenant is found to be involved in any such illegal behavior, he shall be immediately evicted from the Unihalls premier, his Lease Agreement shall be terminated unilaterally by the Landlord and he will be reported to the Police facing a possible criminal prosecution.

5.4 The Landlord reserves the right, in any case and without any limitation of his rights, to file an action against the Tenant and/or to file a complaint to the Police in case where there is suspicion of any criminal offence/activity by him.

6. Access to other Suites

6.1 Subject to the provisions of the Lease Agreement, no other Tenant in the Unihalls premier or any other person shall enter any Suite without invitation and without the permission of the Tenant who leases the Suite.

6.2 By allowing another individual into the Suite, regardless of whether he is also resident of the Unihalls premier or not, the Tenant is assuming full responsibility and liability of his visitors behavior and/or actions that violate these Terms & Conditions and as a result may cause any material damage to the Suite, including the furniture and equipment provided by the Landlord in the Suite.

7. Electronic Cards

7.1 The Landlord shall provide the Tenant, simultaneously with the check-in, with an electronic card which will be used exclusively by the Tenant. The said electronic card will give to the Tenant access to the facilities and services of the Unihalls premier.

7.2 The Tenant should make sure he always gets the electronic card before exiting the Suite. If the Tenant repeatedly forgets his card in the Suite then a fine of €30 (Thirty Euro) will be imposed.

7.3 The electronic card remains property of the Landlord and it is the Tenant's sole responsibility to use it only for the purpose of accessing the facilities and the services of Unihalls premier and to return it to the Landlord upon the end of the Tenancy Period.

7.4 The Tenant should not lend his electronic card to any other tenant and/or to any other person under any circumstance.

7.5 Lost or damaged electronic cards should be reported immediately to the Unihalls premier authorised personnel at the Reception Desk and/or through the Residents Portal they will be immediately cancelled.

7.6 A fixed fee of €30 (Thirty Euro) applies for the reissuance of an electronic card in the event of loss or damage and such cost will be exclusively paid by the Tenant.

7.7 Upon failure to pay the Rent or any part thereof on the predetermined date/s as per **Appendix A** above, the electronic cards will be automatically disabled and shall be reactivated only when the number displayed on the receipt of the payment of the Rent or part thereof is submitted in the system.

8. Suite Inspection/Inventory List

8.1 Upon the delivery of possession of the Suite by the Landlord to the Tenant, the Tenant must inspect the Suite and sign all the relevant documents (either by electronic or handwritten signature) which will be provided to him by the Landlord or the Landlord's authorised personnel, including the Inventory List ("Check-in Checklist") which indicates the furniture, the equipment and any existing damages found in the Suite. In the event where the Tenant does not sign the said Inventory List ("Check-in Checklist"), then it is agreed between the Parties that the content of the Inventory List ("Check-in Checklist") and the state in which the furniture and equipment are, will be considered as being accepted by the Tenant.

8.2 In case the Tenant believes that changes should be made to the Inventory List ("Check-in Checklist"), he/she must send the Landlord a written notice (email) and a photo, proving why the change is necessary, to premier@unihalls.eu within 24 (twenty-four) hours from the time he/she took possession of the Suite from the Landlord. The Landlord, before accepting the change, shall have the right through a person authorized by the Landlord to enter the Suite and check and/or inspect the item and/or equipment for which Tenant desires a change and the Tenant must allow the Landlord and/or a person authorized by the Landlord to enter the Suite. In the event that the Tenant refuses and/or does not allow the Landlord and/or a person authorized by the Landlord to enter, no change on the Inventory List (Check-in Checklist) will be considered accepted. Only those changes to the Inventory List ("Check-in Checklist") for which the Landlord and/or a person authorised by the Landlord has sent the Tenant an e-mail informing the Tenant of the acceptance shall be deemed accepted.

8.3 The Tenant must deliver free and vacant possession and use of the Suite to the Landlord in the same excellent condition as it was at the time when he received it. In the event where there are any damages and/or losses to the Suite and its contents (except those resulting from normal wear and tear) then the Tenant will be liable to compensate the Landlord. At the expiration or termination of the Lease Agreement, the Tenant must immediately remove all of his personal belongings from the Suite and from the Unihalls premier.

9. Modifications/Alterations

9.1 The Tenant should not make and/or cause any alteration to his Suite and/or to any part of it including its balcony/veranda.

9.2 The Tenant should not inscribe on and/or affix to his Suite or part of his Suite and/or to any other suite and/or to any other part of the common areas of Unihalls premier and/or allow to be placed on any part of it, any boarding and/or writing and/or engraving/drawing on the walls, installation of dividers, placement of nails and/or signs and/or other similar material and/or place the furniture in a manner that will and/or is likely to cause any damage to the Suite or part of the Suite and/or to any other suite and/or to any other part of the common areas of Unihalls premier.

9.3 The installation of equipment that may cause damage and/or failure to the internet network is strictly prohibited.

9.4 Any damage caused by the Tenant for any modification and/or alteration described in Clause 9 and/or any other reason as a result of the improper use of the Suite by the Tenant, it will result to the obligation of the Tenant to compensate the Landlord for the fixing and/or repairing costs and expenses.

10. Damages

10.1 For any damage caused to the Suite and/or to any other suite and/or the Unihalls premier and/or to its facilities by the Tenant, then the cost of such repair will be burdened solely by the Tenant. This includes damages to the wallpaper, furniture, linen, lighting, air conditioning, kitchen appliances or anything else in the Suite, which does not belong to the Tenant and in the common areas of the Unihalls premier or to other tenants. Any interference to the Suite, and/or to the other suites and/or to the common areas including hanging signs, picture frames and/or any other similar intervention on the walls of the Suite and/or of any other suite and/or of the common areas of the Unihalls premier will also be considered as damage. It is also clarified that in case of cohabitation (e.g. in the case of 2 bedroom apartments) all tenants will be jointly and severally liable for any damage caused to common areas (e.g. kitchen, living room, bathroom) of their suite.

10.2 In the event that any damage caused to the Suite and/or premises, including but not limited to plumbing damage, electrical damage or any other damage arising from Tenant's misuse, negligence, or failure to inform on time Landlord's authorised personell about the maintenance issue in the Suite, is attributable to the Tenant, The Tenant shall be fully liable for the cost of repair or replacement of the damage. The Tenant agrees to pay all such charges within 7 (seven) working days from the date of written notice or invoice provided by the Landlord. Such charges shall be payable separately and shall not be deducted from, offset against, or withheld from the Security Deposit. Failure to make payment within the specified period shall constitute a breach of this Agreement and may result in further legal action as permitted under applicable law.

11. Maintenance

11.1 It is the Landlord's responsibility to carry out any maintenance and repairing works related to the Suite or to the Unihalls premier that are reasonably necessary if these fall of course under the Landlord's responsibilities. The Tenant shall report any maintenance issues as soon as they appear, through the Residents Portal described below and the maintenance team of Unihalls premier will try its best to repair such issues the soonest possible. If the Tenant omits and/or fails and/or delays to report a maintenance issue, resulting to its deterioration or does not take all actions to prevent it from happening then the Tenant will be liable to cover all the repairing costs. The Tenant does not have the right to carry out himself any maintenance and repairing works to any part of the Suite or to the Unihalls premier in general, including the communal areas.

11.2 The Tenant should take reasonable care of all furniture and equipment provided by the Landlord in his Suite and/or to the Unihalls premier in general. In case the Tenant requests any maintenance assistance or service, which in such case it will be strictly provided either by Landlord's personnel or by third parties authorized by the Landlord bears no responsibility whatsoever for possible damages and/or losses caused to any of his personal belongings, except and only to the extend that such damages and/or losses have resulted from the willful misconduct of the Landlord.

12. Cleaning

12.1 It is in the Tenant's exclusive responsibility to maintain the Suite, including its veranda/balcony, kitchen and bath Suite, in a clean and excellent condition. In case the Tenant requests any cleaning assistance or service, which in such case it will be strictly provided either by the Landlord's personnel or by third parties authorized by the Landlord bears no responsibility whatsoever for possible damages and/or losses caused to any of his personal belongings, except and only to the extend that such damages and/or losses have resulted from the willful misconduct of the Landlord.

12.2 It is clarified that the Landlord provides cleaning services to the tenants at an extra charge, upon their request. The Landlord retains the right to check the Suite without notice, when the impurities of the Suite begin to affect the hygiene of other tenants and the condition of the other suites and/or the Unihalls premier in general. In case where the Suite is observed not to be in the expected state of cleanliness, the Landlord reverses the right to appoint the cleaning service in order to clean the Suite, including the kitchen, living Suite and bath Suite, at the exclusive cost of the Tenant.

12.3 It is also clarified that in case of cohabitation (e.g. in the case of 2 bedroom apartments) all tenants will be jointly and severally liable on case the common areas (e.g. kitchen, living room, bathroom) of their suite are not tidied up and/or not maintained at the expected levels of cleanliness.

12.4 The Tenant should not leave any personal belongings and/or any other items in the common areas of Unihalls premier and he should keep the common areas clean and tidy. In the event where the Tenant fails to keep the common areas clean and tidy, the Landlord will charge the Tenant for the relevant cleaning costs/expenses.

13. Garbage

It is the Tenant's exclusive responsibility to remove all of his garbage from the Suite and throw it in the designated/garbage collection spaces outside the Unihalls premier. The Tenant is also liable to remove from the Suite any garbage and/or any form of waste on a regular basis to ensure hygiene standards and avoid odours. If during the removal of garbage, any soiling or dirtiness is created in the common areas, hallways or elevator of the Unihalls premier, then the Tenant is obliged to clean it immediately. In case where the Tenant refuses to do so, he will be charged for the relevant cleaning services. The Tenant is strictly forbidden to leave his garbage outside the door of the Suite and/or in the corridors and/or on the balconies and/or verandas and/or common areas of the Unihalls premier.

14. Guests

14.1 The Tenant is personally responsible and liable for his guests' behavior and/or actions that violate these Terms & Conditions and/or may cause material and/or other damage to the Unihalls premier and/or to the other Tenants.

14.2 If the Landlord receives any complaints about the behavior of a guest, then the specific guest will be asked to vacate the Suite and Unihalls premier immediately.

14.3 The Suite is for the accommodation of the Tenant only. Cohabitation in single Suite is strictly prohibited.

14.4 All guests should provide their full details (such as copy of I.D. or passport, full name, telephone number etc.) to the Landlord and/or his authorized personnel in order to access the premises and they will be asked to sign the relevant document upon their arrival and departure.

14.5 Overnight visitors/guests are permitted to stay in the Tenant's Suite provided that the Tenant has informed the Landlord or the Landlord's authorised personnel, in writing, at least 3 (three) days before and that the Landlord's written consent has been obtained. More specifically, one visitor/guest can stay with the Tenant in the Tenant's Suite for a maximum period of 3 (three) consecutive nights per month. For overnight stays with the Tenant in the Tenant's Suite with a duration of more than 3 (three) days, the Tenant will be liable to pay to the Landlord the amount of €20 (Twenty Euros) per night. Extended stays need to be communicated and approval granted prior to arrival not after the fact. All overnight visitors/guests should provide their full details to the Landlord or to the Landlord's authorised personnel, the exact dates of the duration of their stay before entry to the Unihalls premier is allowed and to sign the requested documents/forms upon their arrival and departure. All visits after 23.00 will be treated as overnight stays and therefore visitors should provide their full details to the visitors form, which is found at the Reception desk.

14.6 During the induction week (first week of the tenancy period), a family member has the right to stay with the Tenant, without any charge, for an extended period of 5 (five) days, provided that she/he has given the Landlord prior written notice of at least 4 days before their arrival and the Landlord has given written consent. All overnight visitors/guests should provide their full details to the Landlord or to the Landlord's authorised representatives/designated personnel, the exact dates of the duration of their stay before entry to the Unihalls premier is allowed and to sign the requested documents/forms upon their arrival and departure. Furthermore, guests/visitors of the Tenant are obliged to observe and comply with all the rules of Unihalls premier as well as the terms of the Lease Agreement and for any violation the Tenant will also be responsible.

14.7 The Tenant is not allowed to commit or allow any visitor and/or guest and/or any other person to commit any form of criminal offence and/or harassment and/or threat of harassment on the grounds of race, colour, religion, sex, sexual orientation and/or interfere with the peace and comfort and/or cause nuisance or annoyance and/or intimidation and/or violence whether physical and/or written and/or verbal and/or commit any offence towards any other tenant and/or visitor and/or guest and/or any employee of the Landlord and/or agents and/or subcontractors.

15. Pets

Pets are strictly prohibited in the Suite and/or in any other suites and/or in all the common areas of the Unihalls premier.

16. Laundry Rooms

16.1 Unihalls premier is equipped with coin and credit card operated self-service washing machines and tumble dryers for the exclusive use by the tenants.

16.2 The Landlord and/or the Landlord's authorized personnel are responsible to manage these areas. In the event of any functional issues/maintenance issues and/or damage to the washing machines and tumble dryers, the Tenant is responsible to report any such issue to the Landlord or the Landlord's authorized personnel immediately. The Tenant agrees that in case where his clothes and/or items have been lost or damaged, the Landlord will not have any responsibility.

17. Linen Service

17.1 The Tenant has the option to be provided with linen service at his own exclusive cost. The cost for such services will be paid by the Tenant prior to the signing of the Lease Agreement or simultaneously with the signing of the Lease Agreement for the whole of the Tenancy Period, via online payment or by way of transfer to the Landlord's bank account, details of which have been designated by the Landlord to the Tenant in writing. It is agreed that the charges in relation to the transfer of the amount in relation to the linen services cost to the Landlord's bank account will burden exclusively the Tenant. It is further agreed between the Parties that the Tenant undertakes to provide the Landlord with a copy of the relevant proof of transfer/online payment immediately when the said payment is effected. It is clarified that the payment will be considered as being effected only when the relevant amount has been cleared in the Landlord's bank account.

17.2 Linen service will be provided to the Tenant on a specified day of the week at which day the Tenant will be responsible to bring his linens to the front-desk. If the Tenant fails to bring his linens to the front-desk on the pre-determined day, he will have to wait until next week. In such a case the Tenant will not have any claim towards the Landlord.

17.3 When the Tenant brings his dirty linen to the front-desk, the authorised personell will check that no item is missing. If any item is found to be missing then no clean linen package will be given to the Tenant. In the event that any item is lost or damaged, the Tenant will be held financially responsible for its replacement.

18. Mail Service

The Landlord's authorized personnel in the Unihalls premier will receive the Tenant's mail and parcels, if any. It is in the Tenant's exclusive responsibility to come and pick it up from the front office of the Unihalls premier. In case of any loss and/or damage and/or theft of any of the Tenant's mail and/or parcels the Landlord will bear no responsibility or liability. It is further clarified that the Landlord does not have any obligation to inform the Tenant of any mail and/or parcels and/or any other items that may arrive at the Unihalls premier for the Tenant.

19. Food Deliveries

The Tenant is responsible to receive his food delivery orders outside of the main entrance door of the Unihalls premier or of any other door of the Unihalls premier. Entrance to the Unihalls premier is strictly prohibited to third parties and non-residents which are not accompanied by the Tenant or any other tenant of the Unihalls premier.

20. Storage

The Tenant should not keep bicycles and/or large personal items in his Suite and/or in any stairwell and/or hallway and/or Common Areas of the Unihalls premier.

21. Car Parking

21.1 Car parking spaces are provided by the Landlord to the Tenant upon the written request made by the Tenant to the Landlord, subject to availability and with an additional cost of €140 (One Hundred Forty Euro) for the duration of the Tenancy Period which must be pre-paid.

21.2 In the event where the Tenant has secured a parking space in the basement of Unihalls premier, he should park his car only in the said designated spot/area of the parking spaces. The transfer of the Tenant's parking right to a third person or the redistribution of parking spaces between the tenants without the prior written approval of the Landlord is strictly prohibited. The Landlord may, at any time and without notice, reallocate the tenants' parking spaces. The Landlord holds no responsibility for the loss, theft, damage on the Tenant's car, including injury or death to any person as a result of the Tenant's use of his car in the parking area of Unihalls premier.

22. Motorbikes & Bicycles Parking

22.1 Motorbike and/or bicycles parking spaces are available to the tenants of Unihalls premier free of charge at the parking areas designated by the Landlord. It is further clarified that the Landlord will not appoint and/or allocate and/or designate a specific parking space to the Tenant and/or to any tenant and as a result the Tenant can use any of the designated parking areas for his motorbike or bicycle.

22.2 The parking of motorbikes and/or bicycles in front of the entrance doors and/or of the Suite and/or on the stairs and/or in front of the columns of the Unihalls premier and/or anywhere else except from the designated areas is strictly prohibited and in such a case the Landlord has the right to immediately move any motorbikes and/or bicycles that are parked in the non-designated areas without having any responsibility for any damage which might be caused as a result. The Landlord holds no responsibility for the loss, theft, damage of the Tenant's motorbike and/or bicycle, including injury or death to any person as a result of the use of the motorbike and/or bicycle in the premises of Unihalls premier by the Tenant.

23. Gym

Unihalls premier is equipped with a Gym for the tenants' exclusive use only. The Gym operates daily from 07.00 until 23.00. The Landlord is responsible for the management/maintenance of the Gym. The Tenant is responsible to immediately inform the Landlord, by email or by

informing directly the Landlord's authorised personnel for any operating problems and/or maintenance problems and/or damage to the equipment and/or machinery within the Gym. The use of the Gym is provided by the Landlord free of charge for the Unihalls premier tenants, but a charge of €30 (Thirty Euro) is required for the provided access card. The Landlord declares that they hold no responsibility for the use of the Gym by the tenants and/or for any accidents that may occur therein and further declares that there is no supervisor on duty in the Gym. The Tenant acknowledges that the use of the Gym is at his own risk and will not have any claim towards the Landlord for any injury accident of death that may occur.

24. Study/TV Room

Unihalls premier is equipped with a Study/TV room for the tenants' exclusive use only. The Study/TV Room operates daily from 07.00 until 23.00. The Landlord is responsible for the management/maintenance of the Study/TV room. The Tenant is responsible to immediately inform the Landlord, by email or by informing directly the Landlord's authorised personnel for any operating problems and/or maintenance problems and/or damage to the furniture, equipment and/or machinery within the Study/TV room. The use of the Study/TV room is provided by the Landlord free of charge for the Unihalls premier tenants. The Landlord declares that they do not have any responsibility for the use of the Study/TV room by the tenants and/or for any accidents that may occur and/or any personal belongings that may be lost therein and further declares that there is no supervisor on duty in the Study/TV room. The Tenant acknowledges that the use of the Study/TV room is at his own risk and will not have any claim towards the Landlord for any accident and or for any loss, theft, damage of personal belongings that may occur. The consumption of food, snacks and drinks (except water) in this room is prohibited.

25. Quiet Hours

25.1 During the entire Tenancy Period the Tenant should show full respect to all other tenants in order to enjoy a peaceful stay, considering especially their need to study in a quiet environment. He should keep at all times noise at a level that does not interfere with the study and/or sleep and/or comfort of other tenants and/or neighbors. This includes any subwoofers and/or loudspeakers and/or T.Vs and/or stereos and/or music devices of any type and form and/or musical instruments, as well as any kind of noise made by himself and/or any of his guests.

25.2 In the event of repeating complaints by other tenants, the Lease Agreement may be terminated unilaterally by the Landlord.

25.3 Quiet hours are set daily from 23:00 until 07:00 and should be respected by everyone, including any guests/visitors.

26. Respect

The Landlord declares that their aim is to provide the tenants with a high standard of services as well as that the Landlord and their authorised personnel will always show respect to the Tenant. The Tenant also undertakes to respect the building of Unihalls premier as well as the Landlord and/or their authorised personnel and to ensure the same for his visitors. The Tenant also agrees and undertakes that he will not abuse the Landlord in any physical or verbal manner and/or act against the Landlord's authorised personnel. Any unacceptable behaviour against the Landlord and/or the Landlord's authorised personnel, by the Tenant, will give the right to the Landlord to terminate the present Lease Agreement and claim damages. The Tenant is obliged to obey to the instructions of the Landlord or the Landlord's authorised personnel, including the security guards of the Unihalls premier.

27. Security/Personal Data

27.1 The Tenant acknowledges and accepts that for his own safety and for the security of all tenants, residents and personnel of Unihalls premier, the Landlord operates a 24/7 security service through CCTV Cameras in and out of Unihalls premier, along with the operation of an electronic detection and identification system (electronic card) which secures access to the Unihalls premier only for its residents/tenants and authorized representatives/personnel.

27.2 Any and all Personal Data collected pursuant to these Terms & Conditions and pursuant to any other procedure relating to the full compliance by the Tenant of his obligations as derived from the Lease Agreement are treated with confidentiality and in accordance with The Processing of Personal Data (Protection of Individuals) Law of 2001 [N.138(I)/2001] of the Republic of Cyprus, as amended from time to time, as well as the relevant European Union General Data Protection Regulation(s).

27.3 By accepting these Terms & Conditions, the Tenant consents to the processing by the Landlord of his Personal Data, collected as explained above, according to the relevant legislation/regulation, and the Tenant hereby gives his permission to the Landlord and/or to the Landlord's authorised representatives/designated staff members to contact the Tenant directly should they require any additional information and/or clarification regarding the Tenant and/or the present Lease Agreement and/or any subsequent arrangement.

28. Responsibility

The Parties agree that the Landlord holds no responsibility towards the Tenant and/or towards the Tenant's visitors/guests for any injury and/or death and/or damage and/or loss and/or theft of their personal property and/or belongings and/or vehicles and/or bicycles and/or motorbikes and/or to the Tenant's Suite and/or in any other suite and/or in the common areas of the Unihalls premier.

29. End of Tenancy

29.1 Prior to the expiration of the tenancy, and the delivery of free and vacant possession of the Suite by the Tenant to the Landlord, the Tenant shall book in advance a check-out inspection with the Landlord's authorized personnel. The Tenant shall book his check-out inspection appointment at least 1 (one) month prior to the expiration of the Tenancy Period by sending an email. The purpose of the inspection is to inspect the Suite, determine its condition and consequently whether any charges should be imposed on the Tenant. If the Tenant vacates the Suite without arranging an inspection in the manner described above, then the Landlord's authorized personnel will have the right to carry out the inspection in the Tenant's absence and record any damages on the Suite and/or the equipment.

29.2 Check-out inspections are carried out ONLY Monday-Friday from 09:00 until 18:00.

29.3 The Tenant may deliver the Suite up to 12 pm on the last working day of the Tenancy Period (always subject to available check-out appointments). In the event that the Tenant fails to deliver the Suite by 12 pm on the last working day of the Tenancy Period, the Landlord shall have the right to cancel Tenant's entry card and take free and vacant possession and use of the Suite as of 12:01 p.m. In such event, the Landlord or authorized members of Landlord's staff shall have the right to conduct an inspection check out in the Tenant's absence and record any damages to the Suite and/or equipment.

29.4 In the event that the Tenant has agreed in writing that the check-out inspection of the Suite shall take place in their absence, the Tenant acknowledges and accepts that the Landlord or their authorized personell will conduct the inspection at any time without the Tenant being present. The Tenant further agrees that, under such circumstances, they waive any right to request to repeat the inspection, and shall not dispute the findings, condition report, or any charges assessed as a result of the check-out process, including the manner in which the inspection has been conducted.

29.5 After the check-out inspection the Tenant will be asked to sign the required documentation including the inspection Check-out Report ("Check-out Checklist") and the Check-out Form. Failure by the Tenant to sign the required documents mentioned above will be interpreted as the Tenant's acceptance of their contents.

29.6 After the inspection the Tenant shall hand over all keys, entrance cards, gym card, parking space card and/or any other keys or cards to the Landlord's authorized personnel. In case where the Tenant does not hand over all the keys and cards, he will be charged with the cost of replacing them.

29.7 Check-out cleaning is charged to the Tenant at the end of the tenancy at a rate starting from €100 (One Hundred Euro). Check-out cleaning fee is compulsory for all tenants.

29.8 If any of the Tenant's belongings have not been removed from the Suite at the expiration of the tenancy, the Landlord and/or their authorized personnel will have the right to remove and/or dispose them at the sole expense of the Tenant, without the responsibility to store them. It is understood that in any case the Landlord will hold no responsibility for any loss and/or damage on the Tenant's belongings.

29.9 The Security Deposit or any balance thereof, after any costs for repairing damages, cleaning services and/or any other charges which will arise and/or any amounts the Tenant owes to the Landlord have been deducted, will be refunded to the Tenant without interest to a bank account designated in writing by the Tenant (in this case the Tenant will be charged with the relevant bank transfer charges) within 25 (twenty-five) working days after the expiration of Tenancy Period and/or after the check out inspection, provided that the Tenant has delivered to the Landlord free and vacant possession and use of the Suite, he has no other outstanding obligations to the Landlord and that the Landlord has confirmed that all terms and conditions of the Lease Agreement have been met. It is understood that the Tenant shall not be entitled to set-off the Security Deposit, or any balance thereof, against any Rent due or part of any Rent due. It is understood that in the event that the Tenant is entitled to a refund of the Security Deposit and/or part of it under the provisions of the Lease Agreement, the Tenant must indicate to the Landlord in writing details of the bank account to which she/he wishes the refund to be made. The Landlord shall not be liable in the event that the Tenant refuses and/or delays in providing bank account details.

29.10 The above applies mutatis mutandis in the event of termination of the Lease Agreement and/or of the lease under the terms of the Lease Agreement.

30. Eviction

In the event where the Landlord exercises his right to evict the Tenant from the Suite pursuant to the Terms & Conditions of the present Agreement, the Landlord retains in full his right to claim from the Tenant the full amount of the Rent pursuant to the Lease Agreement, without waiving any of his rights including, but not limited to his right to claim further compensation from the Tenant for any losses, demands, damages, liabilities, costs and expenses that he may suffer or has suffered as a result of the Tenant's actions associated with his eviction.

31. Modifications to the Terms and Condition

31.1 The Parties agree that the Landlord reserves the right, at any time and without giving any prior notice to the Tenant, to amend the terms and conditions in relation to the operation of the Unihalls premier as indicated in the present Agreement and in such a case such amendments will be considered as being an integral part of the Lease Agreement. All such amendments, if any, will be notified in writing to the Tenant either by email and/or by private message in the Residents Portal and/or by publishing them on Unihalls premier website.

31.2 It is the Tenant's responsibility to check the Terms & Conditions periodically for changes. The continued use of the Suite and all facilities provided to the Tenant pursuant to the Lease Agreement following the posting of any changes to these Terms & Conditions constitutes acceptance by the Tenant of these changes.

32. Compliance

32.1 The Tenant should behave responsibly and avoid any action that may place his own health and safety at any risk and/or endanger the health and safety of any other tenant and/or individual.

32.2 All Instructions in relation to the smooth operation of the Unihalls premier which will be issued by the Landlord either by email or by private message in the Residents Portal are also to be considered as being an integral part of the terms and conditions/regulations. Violation of any of these will allow the Landlord to take the necessary measures against the Tenant, as described above.

33. Residents Portal - www.portal.unihalls.eu

The portal has been created solely for the use of the tenants who may login using their personal details (i.e. username and password). The username and password have been created by each of the tenants during the booking process. The tenants, through the portal, will be able to report maintenance issues, loss of electronic cards, follow up their account balance, order extra services and/or get a news update. The Landlord declares that the purpose of this portal is to provide the tenants with the right to report all problems, complaints, orders or maintenance issues in relation to the suites and/or to the Unihalls premier so that these will be tracked by the Landlord. The Parties agree that in case where the tenants fail to make any order, complain, or report any maintenance/technical problems through this system then these will not be recorded and will be considered as not have been made.

34. Terms Acceptance

The present Terms and Conditions are given to the Tenant and to each of the tenants simultaneously with the signing of the Lease Agreement. The Tenant's signature on the Lease Agreement creates an irrefutable and irrevocable evidence that he has read and fully understood the Terms and Conditions of the present Lease Agreement, that he will follow them and comply with them during his stay at the Unihalls premier.

ROTOS
BUILDING SOCIETY LTD

C.R.

APPENDIX C

PERSONAL GUARANTEE

I, the undersigned [tenantguarantor.fullname], with Passport/I.D. No. [tenantguarantor.idnum], issued in the republic of [tenantguarantor.country] Address: [tenantguarantor.address], tel. [tenantguarantor.phone], hereby guarantee the adherence by the Tenant to the terms of the present Lease Agreement (between Rotos Building Society Ltd (HE 295753) and [tenant.fullname], with Passport/I.D. No.: [tenant.idnum], issued in the republic of [tenant.country]) and attachments and I undertake to indemnify the Landlord for any damage that they may suffer by the infringement of the terms of the Tenancy by the Tenant.

I also declare that this guarantee will be binding on me and I will continue to indemnify the Landlord upon any express or implied extension of the Tenancy, whether this is done by agreement or by application of any law with respect to Lease agreements or otherwise and whether or not I have been notified of such extension of the Tenancy. Furthermore, I also declare that this guarantee will be binding on me irrespective of whether the Landlord tolerates or accepts any delays in the payment of the Rent and irrespective of whether I had been notified of these.

All these will continue to apply regardless of whether or not I was notified and I will remain liable as a Guarantor regardless of whether and when the delivery of free and vacant possession of the Suite had been given from the Tenant to the Landlord.

This Personal Guarantee may be executed by electronic signature (whatever from the electronic signature takes) and this method of signature is as conclusive of my intention to be bound by this Personal Guarantee and has the same legal effect as if signed by my manuscript/handwritten signature.

This guarantee was signed by the Guarantor simultaneously with the signing of the Lease Agreement.

[contract.date]

Signature

[tenantguarantor.fullname]

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