*Parties*

|  |  |
| --- | --- |
| Landlord:  Kings Real Estate | Business ID:  4603524-1 |
| Address:  Keskustie 4, 95300 Arctic Valley | |
| E-mail:  arcticvalley00@gmail.com | Telephone:  0401234567 |
| Rent account:  FI9799202101317109 | BIC:  NETBFI99 |

|  |  |
| --- | --- |
| Tenant: | Business ID: |
| Address: | |
| Email: | Telephone: |
| Contact Person: | Other contact info: |

*Description of leased premises*

|  |  |
| --- | --- |
| Name: | Address: |
| Purpose of use: | Approx. floor area of premises subject to lease: |
| Premises subject to lease: | |
| Information about the leased premises: | Other contact info: |

*Term of lease*

|  |  |
| --- | --- |
| Period of lease:  Fixed period  Until further notice | Commencement date:  Expiration date: |
| Notice: |  |

*Rent*

|  |  |
| --- | --- |
| Rent/month: | Address: |
| Due date:  5th day of the Month | Rental period: |
| Penalty interest: | |

*Rent adjustment*

|  |  |
| --- | --- |
| Adjustment type: | Index to which the rent is based: |
| Publication month and year of the basic index: | Index figure: |
| Adjustment dates and increase of index to be taken into account: | |

*Signatures*

|  |  |
| --- | --- |
| We affirm that we have read this lease agreement. The Landlord has informed us of the grounds of its right to lease the premises and whether there are any restrictions on this right. This agreement is made in two identical copies, one for the Tenant and one for the Landlord. | |
| Place and date: | Place and date: |
| Landlord:  Signature, clarification of signature and position | Tenant:  Signature, clarification of signature and position |

**RENTAL CONDITIONS - terms and conditions of filling**

Unless otherwise agreed in the agreement and terms and conditions, the contract is governed by the law on leasing commercial premises (LVHL 482/95).

**1**. The tenant has determined that the apartment has its equipment in a condition that can reasonably be considered in light of local circumstances and accepts it in the condition as it is now, unless the condition of the apartment, and / or the maintenance and alteration work is specified in the Annex.

**2**. The tenant is obliged to care for the apartment carefully and to ensure that the users of the apartment follow the order of the property, the municipal / town health and waste disposal regulations and other provisions regarding the use of the apartment. The tenant must not attach plates or the like to a building without the permission of a real estate or housing company.

**3**. The amount of rent has been taken into account as the tenant has a repair and maintenance responsibility. The tenant is responsible for meeting the requirements set by his / her own apartment and the consumption, burden and repair needed by the rental apartment.

**4**. The tenant cannot make alterations or improvements in the apartment without the landlord's permission.

**5**. In the event of a lease, the lessor is entitled to carry out regular repairs and alterations in the house and the apartment after notifying two weeks before the commencement of such work for the tenant. The landlord may initiate repair and alteration work of any substantial damage or disturbance after notifying two months prior to the stated date. In such a case, the lessee does not have the right to terminate the contract.

**6**. The tenant is entitled to exemption from payment of the rent or reasonably reduced rent for the period during which the apartment could not be used or when the apartment was not in the required or agreed condition only if it was due to the lessor, excluding reasons such as strikes, labor supply problems, etc.

**7**. The tenant may not, without the written permission of the landlord, transfer his/her rental right or transfer the management of the apartment or part thereof to another and not rent the apartment to subtenants. This also applies to the situation of vacating the apartment.

**8**. Any new taxes and charges that may be imposed by a public authority after the conclusion of this Agreement may be added to the rent through the landlord's notice. The tenant's share of the tax or fee to be charged to the property is calculated according to the same percentage as the ratio of apartment space occupied by the tenant and the entire area of ​​the individual apartments within the building.

**9**. If the lessor is liable for reimbursement of the value added tax deductions due to the lessee's actions or omissions, the lessee is obliged to pay the landlord an equivalent amount.

**10**. The revised rent will be paid according to the date of amendment.

**11**. In the Law on the lease of a business premise (Section 45) Goodwill is not considered to be generated in a commercial or business center because the apartment is marketed as a business place by all business combinations.

**REFUND REQUIREMENT INSTRUCTIONS**

**Rental Property**

Rental facilities

To be identified specifically enough, e.g. apartment no. 202, or first floor commercial apartment 200 m2, basement storage room 50 m2 and social space 20 m2, parking spaces 4 - 6. If necessary, a copy of the building drawings can be used, with the leased space outlined with a marker pen.

Intended Use

Mark for example a grocery store, a hairdresser etc. This may include the opening hours of a shop if it is not otherwise mentioned in the real estate order.

Area

Get drawings. In case of doubt, measurement instructions are obtained from the municipal / city building inspector.

**Lease**

The term of notice for an indefinite period is calculated from the end of the calendar month in which the contract is terminated. A contract may also agree on another condition.

Rental period

According to the law, the rent payment period is one month, but another period can be agreed upon.

Due Date

The due date under the law is the second business day of the month, but another period may be agreed upon.

Separate payments and raising them

Separate payments may include waste fees, water fees, electricity, parking, etc. This is the basis for determining the payment and the method of raising the charges. If necessary, a separate attachment may be used.

Rent increase

Changes in the rent may be freely agreed upon between the parties if the lease is concluded for an indefinite period of time or for a period of at least three years. A term of up to three years is not possible.