

# LEASE AGREEMENT

|           |               |
|-----------|---------------|
| Date:     | 13.06.2024    |
| Landlord: | Wiener Wohnen |
| Tenant:   | Sema Test     |

| Description    | Details                                       |
|----------------|---|
| Premises:      | House located at 455 Linzer Straße, 1140 Wien |
| Amenities:     | 3 bedrooms, 2 bathrooms, garden, garage       |
| Move-in Date:  | 18.07.2024                                    |
| Move-out Date: | 24.06.2026                                    |

## Agreement to Lease

Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

## Term

This Agreement will be for a term beginning on 18.07.2024 and ending on 24.06.2026. At the end of the Term, a month-to-month holdover tenancy will be created if applicable. If Landlord accepts a rent payment from Tenant, other than past due rent or additional rent, after the Term expires, both parties understand that a month-to-month holdover tenancy will be created at the agreed upon monthly rent, unless proper notice has been served as required by applicable laws. If either Tenant or Landlord wishes to end the month-to-month tenancy, such Party must provide at least thirty (30) days' written notice before the desired termination date.