**RENTAL CONTRACT**

between

Landlord: A 7 d.o.o., Kotnikova 32, 1000 Ljubljana, Slovenia, ID VAT SI14699583

and

Tenant

1. Damir Mustafic, with permanent residence address at Maingaustraße 34, 63179 Obertshausen, Germany /permanent full address/, passport No. \_\_\_\_\_\_\_\_\_\_\_\_\_

being on traineeship in Ljubljana

1. SUBJECT OF THE CONTRACT
2. The subject of this contract is renting of the single room "LANA Orange" in the apartment on Dalmatinova 10, Ljubljana city center, Slovenia, owned by the Landlord, with shared bathroom and kitchenette and it is located in the 5th floor of the resident apartment building.
3. The room is approx. 9 m2 large, completely equipped with all the furniture (bed 90x200cm, desk with 1 chair, wardrobe, lights) and with provided all bedding, linen and towels included.
4. The shared apartment facilities in the bathroom with toilet and kitchenette include electric appliances (WiFi, water boiling kettle, refrigerator, microwave, stove, hair dryer...), shower, sink and other infrastructure like water, central heating and hot water. The washing machine, drying machine, iron, ironing board, vacuum cleaner and internet (WiFi) connection are shared appliances/services with other guests in this apartment, consisting of 3 other single rooms and a studio.
5. The tenants are obliged to take care of all the equipment, furniture and appliances and to use the apartment and apartment building without unproportionally disturbing other guests or residents in this apartment or apartment building according to the law, the house rules and this contract.
6. DURATION OF THE CONTRACT

The Landlord and the tenant agree to rent the single room "LANA Orange" from 29th August to 30th November 2016.

1. RENT AND OTHER EXPENSES
2. The monthly rent for the single room "LANA Orange" is 330 EUR, all costs and taxes already included (VAT, electricity, heating, water, waste management, internet, final cleaning of the room and building management). The rent for 3 nights in August is 15 EUR per night extra.
3. The monthly rent should be paid until 15th for the following calendar month based on the invoices sent by the Landlord.
4. The security deposit of 50 EUR has been already paid in advance to secure the renting of the room and to secure the reimbursement of the potential damage of the rented equipment, furniture, appliances or other damage caused intentionally or unintentionally for the duration of this agreement or in case of cancellation of this contract. The security deposit should be paid back to the tenant at the end of this agreement, if there is no preventing events described in this contract, reduced for transaction fees.
5. CANCELLATION OF THE CONTRACT

This contract can be cancelled prior to its expiration in case of violation of this contract or other unilateral decision by the Landlord or the tenant. In case that the cancellation of this contract is done by the tenant or is done by the Landlord due to the violation of this contract by the tenant, the security deposit and the already paid rents can not be returned. In all other cases the security deposit should be returned to the tenant if there is no preventing events described in this contract.

1. RESOLUTION OF DISPUTES

The contracting parties shall resolve any disputes amicably. Should they fail to do so, the dispute shall be resolved by the competent mediation process first, and only in case of failure, by the competent court of law in Ljubljana, Slovenia.

Ljubljana on 15th May 2016

Signed and approved by

Landlord Tenant

represented by represented by

Žiga Arh \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Damir Mustafic \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_