

RENTAL AGREEMENT

AB Pomeroll, corp. ID no. 556866-0319, address Kommendörsgatan 37,
SE-114 58 Stockholm, Sweden

hereinafter referred to as “the landlord”, and

Junaid Ahmed Jameel, Indian passport. no. S4306193, date of birth 4 May, 1986

hereinafter referred to as “the tenant”

have on this day concluded the following rental agreement as specified below.

The landlord rents to the tenant:

Rental unit

Apartment
5271-00041

(1405)

1 bedroom apartment, approx. 46 square metres,
address Bergengatan 10, 164 39 Kista

(hereinafter referred to as “the apartment”).

Let and use of the rental object

The landlord, by means of this agreement, lets the apartment to the tenant for residential purposes as a sublease. The apartment is for residential purposes only.

The tenant is responsible for ensuring that all persons in the apartment follow the rules of behaviour and other provisions outlined in this agreement and Appendix 1.

Subletting of the apartment or parking is strictly forbidden.

The apartment is rented furnished.

Term of the agreement

Start of rental period: 1 October 2022

End of rental period: 30 September 2023

Automatic renewal as specified under the heading Termination.

Termination

This agreement is to be terminated in writing three (3) full calendar months prior to the date of termination to be terminated on the last day of a specified month. If the agreement is not terminated, it will be regarded as extended by three months at a time, with the notice period remaining unchanged.

Termination is sent to **uppsagning@pomeroll.se**

Rent

The rent is SEK 14 750 per month.

The rent includes:

- heating,
- water,
- refuse collection,
- cleaning of stairs and communal areas for the property,
- furniture
- electricity up to 400 SEK (excess will be charged)
- WIFI
- Access to service through dedicated service department

The landlord is responsible for, and will pay the cost of, the necessary service fees as above.

Rent will be adjusted according to official rental index at the beginning of each year. This means that the rent can either increase or decrease depending on the official index.

Payment of rent

Rent shall be paid monthly, in advance on the last bank day before the start of each calendar month by deposit to the landlord's bankgiro account 800-2933.

In the event of late rent payment, the tenant shall pay the landlord interest in accordance with the Swedish Interest Act as well as compensation for each written reminder in accordance with the Swedish act on compensation for debt collection costs, etc. Compensation shall be paid at the relevant sum at that time in accordance with the ordinance on compensation for debt collection costs.

Deposit

The tenant pays the landlord one (1) month's rent as security deposit, which is refunded when the apartment is returned in accordance with this agreement. Deposit should be deposited in the landlord's bankgiro account 800-2933 latest by 29 October 2021 along with the first rent. It is the tenants responsibility to ensure that rent is deposited in such a way that the landlord can verify that deposit has been done on time (Usually this means that payment must be made a couple of days before the due date).

Insurance

The tenant is obliged to take out the required insurance policies, equivalent to the protection offered by a home insurance policy, for the apartment.

Use, maintenance and responsibilities, etc.

In connection with use of the apartment, the tenant, and any occupant assigned by the tenant, shall observe all rules for maintaining health, order and condition within the property.

During the lease period, the tenant shall care for the apartment and all associated fixtures and fittings.

The tenant is responsible for all internal maintenance of the apartment that is not attributable to normal wear and tear. The tenant shall also pay the cost of all damage arising as a result of abnormal wear and tear.

The tenant is responsible for all costs in connection with repairs or damage and/or neglect that arises in the apartment.

The tenant is responsible for all damage caused by installations and objects that do not belong to the apartment but were added by the tenant. If damage or a defect arises that needs to be remedied without delay in order to prevent the occurrence of serious inconvenience, the tenant is obliged to inform the landlord accordingly without delay.

No holes may be made in facings, such as tiles, plastic matting, wardrobes, kitchen fixtures, etc. without the permission of the landlord.
The tenant is responsible for cleansing of bedbugs.

The tenant may not put up notices, signs, blinds, aerials, satellite dishes or similar on or in the apartment without specific written agreement.

The tenant is responsible for, and pays the cost of, installation, operation, maintenance and replacement of any alarms and other electrical installations that are required for their activities. All such installations must be first approved by the landlord.

The tenant shall carry out and pay for all measures that are required for the apartment to fulfil the norms in force at any time that apply for the relevant activity.

The tenant undertakes to keep any balcony or terrace associated with the apartment free of snow and ice.

Transfer, etc.

The tenant is not entitled to change the apartment, transfer the lease or sublet the apartment in any way other than outlined in the agreement without the written consent of the landlord.

The condition of the apartment at the time of moving out.

The tenant is responsible for dismantling and removing any equipment for alarms, locking, monitoring, etc, that was specifically put in place for its activities. In addition, the tenant shall remove all personal property at the end of the lease.

The tenant shall leave the apartment properly cleaned in accordance with the Swedish standard of exit cleaning (flyttstädning).

The parties shall jointly carry out an inspection of the apartment on the last day of the lease at the latest. If, on vacation of the apartment, the apartment contains property that the tenant has added to the apartment with or without the consent of the landlord, the tenant shall remove said property unless the parties have agreed otherwise.

If the tenant does not fulfil its obligations in accordance with this point, the tenant shall compensate the landlord for all costs incurred as a result of cleaning, removal of the tenant's property, including labour costs, transport costs, waste tax, landfill fee, etc.

On vacating, the tenant undertakes to transfer all door keys to the landlord, including those procured by the tenant, if any.

Protected tenancy

The tenant is aware that they are renting the apartment as a sublease and that they are not entitled to any extension of the rental agreement once the lease ends, hence there is no protected tenancy associated with this lease agreement.

Refuse management

Such waste that, in accordance with the rules issued for the property or those of the health authority, may not be disposed of in a waste container or any other designated location must be removed at the tenant's cost.

Other terms

The tenant undertakes to provide access to the apartment when the landlord needs to carry out maintenance and when ducts that are part of the apartment need sweeping and cleaning.

Pets are not permitted. Smoking is not permitted in the apartment.

Registration of personal data

The tenant agrees that AB Pomeroll registers for the rental relationship relevant information in accordance with GDPR.

* * *

The tenant has understood and accepts all provisions in this agreement and has judged them to be reasonable based on the activities that will be carried out.

This rental agreement has been drawn up in duplicate (2 copies), with each of the parties receiving one copy.

Stockholm
9 September 2022


Stockholm
9 September 2022

AB Pomeroll

DocuSigned by:

B121094C91004B1...
Anupam Arora

Tenant

DocuSigned by:

2F521A16EF69426...
Junaid Ahmed Jameel

Contact:
Junaid Ahmed Jameel
Contact number: +91-9538 763 844

Invoices mailed to:
junaid.ahmed@nexergroup.com

Appendix 1


Rules of behaviour

In accordance with the Swedish Tenancy Act, the tenant must ensure that neighbours are not disturbed and must take all necessary measures for maintaining health, order and good condition within the property. The tenant is also obliged to ensure that this provision is observed by any visitors.

In order to fulfil these provisions, the tenant undertakes to abide by the rules of behaviour below. These provisions are not exhaustive, which means that even actions not specified below may be considered disregard of the tenant's above obligation not to disturb neighbours.

The tenant undertakes:

1. not to play music in such a way as to disturb neighbours.
2. not to hammer or drill between 20.00 and 08.00.
3. to avoid flushing water late in the evening and at night.
4. not to leave objects by the entrance, on the staircase, or in attic or cellar passageways.
5. not to throw electrical waste, metal, glass, batteries, cookers, fridges, freezers, washing machines, hazardous waste, car parts or prescription medicines in the bulky waste area. Other bulky waste is permitted.
6. not to put up satellite dishes, exterior aerials, signs, awnings or the like.
7. not to barbecue on the balcony, terrace or outside on the property owner's land. Barbecuing is permitted on the property owner's land when there is a designated barbecuing area.
8. not to place window boxes on the exterior of the balcony or the terrace rail, and not to shake mats and bedding from the window or balcony.
9. not to smoke in the public areas of the property.

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