Mietvertrag

Rental Agreement

The landlord:

Name, Surname:

Alisson Marques de Mendonca

Address:

Seestr. 116, 13353

Berlin, Germany

The tenant:

Name, Surname: Alizada Nurlana

Address:

The landlord is not necessarily the owner of the rental

property but has rented the property from the owner or

another authorised party for the purpose of subletting it.

The landlord rents a furnished living space exclusively for

a limited period of time for temporary use.

1. Rental property

(1) The landlord rents to the tenant for temporary use on

behalf of the following person

1. Alizada Nurlana

the following apartment is located in See 116,

13353 Berlin, Germany, ground floor

consisting of 1 room.

The residential space consists of approximately 36 m².

(2) The rental property is furnished and equipped.

"The landlord provides the tenant with the furniture and appliances listed in

the attached inventory: sofa (1), bed(1), vacuum cleaner (1), washing machine (1), oven (1), fridge (1), , working chair (1) which the

tenant agrees to maintain in good condition, with any damages beyond normal wear and tear being the tenant's responsibility and deductible from the security deposit."

(3) When the apartment is handed over, the following keys

are provided to the tenant:

As agreed during key handover.

2. Rental duration

(1) The rental contract starts on 1. January, 2025 and ends on

30 January 2025.

(2) The apartment is rented for temporary use only, in

accordance with section 549, paragraph 2(1) of the

German Civil Code (Bürgerliches Gesetzbuch, BGB), the

landlord rents the rental property exclusively for temporary

use. The tenant has a special need for temporary accommodation, to be covered by renting the fully

furnished rental property pursuant to section 549,

paragraph 2(1) of the BGB. The tenant confirms a

temporary special need Due to a temporary housing

need until another apartment is found.

If the temporary housing need continues beyond the

agreed period due to changed circumstances, an

extension of the rental period is possible. For this

purpose, the tenant must inform the landlord of the reason

for temporary use no later than one full month before the

end of the rental period. The landlord is not obliged to

accept the new or updated reason for residency and to

resume the rental agreement.

(3) If the tenant continues to use the rental property after

the termination of the rental period, the rental relationship

shall not be extended.

3. Rent

(1) The rent amounts to €670 per month, in words: Six

hundred and seventy EURO.

This includes

basic rent (ger:, Nettokaltmiete) which includes a

furniture surcharge

Additional expenses lump sum incl. operating,

utility, heating, electricity and internet cost

(2) The tenant must ensure proper, non-exaggerated use (fair usage) of the utility costs in particular a proper

consumption of electricity, water and heating is important.

The total rent includes an Internet flat rate. Further costs

arising from the use of the Internet connection (e.g. fee-

based or illegal downloads, etc.) are to be borne by the

tenant of the apartment and will be settled with the

landlord. When moving in, the landlord provides the tenant

with the router and the login details to connect to the

WLAN. Both parties agree that the tenant is solely

responsible for the Internet connection and liable for the

illegal use of the Internet. In the event of illegal use, the

landlord can block the Internet connection without prior

notice. In this case, the tenant cannot claim a reduction in

rent. Additional consumption costs directly related to the

apartment (e.g. telephone costs) shall be borne by the

tenant.

**4. Payment of Rent**

(1) The first rent amounts to 670€, of which 50€ is to be paid upon contract signing. The remaining balance is due at the time the key is handed over. If the tenant does not pay the full agreed rent by the time the key is handed over, there is no entitlement to occupy the rental property.

(2) In the subsequent period, the rent is to be paid on a

monthly basis in advance, at the latest by the first working

day of the corresponding month, free of any charges to

the landlord, to the following account:

Account holder: Darja Platoškina

IBAN: LT36 3250 0572 3576 5780

IC / SWIFT code

REVOLT21

Bank Name and Address

Revolut Bank UAB

Konstitucijos ave. 21B, 08130, Vilnius, Lithuania

5. Termination

The rental contract is concluded for the period specified in

Section 2.

The right of the parties to an exceptional termination of the

rent remains unaffected.

6. Use of the rental property

A further subletting, other transfer of use to third

parties or commercial use on behalf of the tenant is

expressly prohibited.

7. Obligation to undertake maintenance/

structural modifications

(1) The tenant is obliged to treat the rental property, as

well as the furniture, furnishings and equipment with

respect and care. The tenant shall ensure proper cleaning

and sufficient ventilation and heating of the rental property.

(2) If the tenant is responsible for damage, he/she is

obliged to remedy it immediately. This means an

appropriate compensation or the replacement of the

damaged inventory

8.Return of the rental property

(1) Upon termination of the rental agreement, the tenant

must return the fully furnished rental property with all keys

(including those additionally produced by the tenant),

cleared of any private items and swept clean

(2) Objects brought by the tenant must be removed.

Alisson Marques de Mendonca Alizada Nurlana

Date and Signature Date and Signature

22.12.2024

