**CONTRACT FOR RENTING AN APARTMENT**

pursuant to § 2201 et seq. of Act No. 89/2012 Coll., the Civil Code

**INSTITUTE OF ROCK STRUCTURE AND MECHANICS OF MECHANICS, CAS, v. v. i.**

V Holešovičkách 41/94, Prague 8

represented by the Director, **RNDr. Josef Stemberk, CSc.**

/hereinafter referred to as the lessor/

a

  **Dr. Chandreyee Goswami, Ph.D. U4981990**

.................................................................. passport no.: ...............................

residing in Prague 8, V Holešovičkách 41/94

/hereinafter referred to as the lesse/

enter into this apartment lease agreement **No.2** In Prague 8, V Holešovičkach 41/94, k. ú. Libeň, ....**..2..**.......... floor.

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**I. Description of the apartment:**

Total area **36,04 m2**

Countable area **36,04 m2**

Category **1.**

Rooms: 1. room **25,20 m2**

2. room **m2**

 3. room **m2**

 Kitchen **m2**

 Hallway **4,80 m2**

 Storage room **0,50 m2**

 Bathroom with toilet **5,54 m2**

Apartment equipment is listed on a separate attachment no. 1 and with fee.

II. The contract is concluded with effect from **1.12. 2021** for a period of **2** years,

with the proviso that the contract may be extended for a further 2-year period if the parties to the contract agree. This is provided that all rent and service payments related to the lease are duly paid.

III. Payment of rent, equipment charges and services connected with the use of the apartment:

1. Rent, payable monthly: **3604,-CZK**

2. The charges for the furnishing of the apartment are listed on a separate Annex 1 and are payable in monthly instalments.

3. Service charges are listed on a separate attachment No. 2 and are payable in monthly installments.

4. Rent, furnishing charges and service charges are payable separately in advance by the 5th day of the month charged.

5. If the rent, amenity charges and service charges are paid later than the 5th day after the due date, the tenant shall pay a fee of 0,05 % of the amount due for each day of delay.

IV. Other provisions:

1. The amount of advances for services shall be determined with reference to the prices of such services in force at the time of conclusion of the contract and shall be amended in accordance with changes in the prices of such services.

2. Increases in the rent and service prices or the amount of advance payments for services shall be possible in the event of changes in price regulations, service prices and increases in consumption, and shall be binding as of the 1st day of the month following notification of the change in the price and advance payments by the lessor. Such changes shall be notified to the Lessee in writing without undue delay. Any objections shall have no suspensive effect.

3. The advance payments shall be invoiced by the lessor once a year. Arrears or overpayments are due within 15 days of receipt of the bill. In the event of failure to comply with this deadline, the tenant is obliged to pay a late fee as specified in Article III, point - 4.

4. The tenant is not entitled to extend the tenancy to persons other than members of his family registered for permanent residence at the date of conclusion of the contract.

5. The tenant is not entitled to rent the apartment to a 3rd person without the prior written consent of the landlord, even for a short period of time.

6. The tenant is aware of the technical condition of the apartment. At the expiry of the lease agreement, the tenant is obliged to return the apartment to the landlord vacated, free from the rights of 3rd parties, in a condition corresponding to the time of use, including equipment. A record of this will be drawn up.

7. In the event of non-compliance with the provisions of No. 6 of this article, the landlord shall be entitled to compensation for all costs associated with the fulfilment of this condition against the tenant and the latter shall be obliged to pay them.

8. The Lessee is obliged to notify the Lessor immediately of any circumstances related to the lease relationship and the provisions of this Agreement.

9. Routine maintenance and repairs in the apartment shall be carried out by the tenant at his/her own expense.

10. The lease shall end on the expiry of the lease period agreed in Article II of this agreement. The lease may be terminated at any time by agreement of the parties or by notice of termination. The tenant may terminate the lease at any time without giving any reason, but always in writing and with two months' notice, or shorter notice if agreed with the landlord. The period of notice shall commence on the first day of the calendar month following the date of receipt of the notice by the Lessor. The Lessor may terminate the lease only for the reasons provided by law.

V. Final Provisions:

Legal relations not affected by this Agreement shall be governed by the applicable Civil Code.

The parties declare that they have entered into the contract freely and of their own free will.

Annexes: No. 1 - furnishing of the apartment

No 2 - price of services

 No 3 - list of tenants of the apartment

In Prague on 30.11.2021

Lessor: Lesse:

…………………………… ………………………………..

APPENDIX No. 1 to the apartment lease agreement concluded between the INSTITUTE OF ROCK STRUCTURE AND MECHANICS OF MECHANICS, CAS, v. v. i.as the lessor

a

**Dr. Chandreyee Goswami, Ph.D.**

for the lease of apartment **No. 2** in Prague 8, V Holešovičkách 41/94

**EQUIPMENT OF THE APARTMENT**

The apartment was equipped with the following equipment, which is the property of the landlord

and for which a fee is payable according to the relevant decree.

|  |  |  |  |
| --- | --- | --- | --- |
| Name | Typ | Year of construction  | Price in CZK/month |
| **Gas boiler-turbo**  | **VAILLANT**  | **2014** |  **677,-** |
| **Gas cooker** |  | **2006** |  **29,-** |
| **Equipment of the apartment** |  |  |  **552,-** |
|  |  |  |  |

In Prague on 30.11.2021

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for the lessor for the lessee

APPENDIX No. 2 to the apartment lease agreement concluded between the INSTITUTE OF ROCK STRUCTURE AND MECHANICS OF MECHANICS, CAS, v. v. i.as the lessor

a

**Dr. Chandreyee Goswami, Ph.D.**

for rent apartment **No.2** in Prague 8, V Holešovičkách 41/94.

**PRICE OF SERVICES**

The calculation is based on the proportional costs of individual services, taking into account the number of persons registered for permanent residence in the apartment unit and the current prices of energy and services.

1. Services calculated

|  |  |  |
| --- | --- | --- |
| č. | Type of service | Price in CZK/month |
| **1.** | **cleaning of common areas in the house** | **100,-** |
| **2.**  | **lighting of common areas in the house** |  **9,-** |
| **3.** | **waste removal** | **117,-** |
|  | **Total amount:**  | **226,-** |

1. Services measured

Electricity, water and sewerage, heating, gas: Payments are made on the basis of monthly advances totalling **2 100,- CZK** set at the current date of signing of this Annex. The amount of advances may be varied according to the price of the supplier of this service and consumption. Advance payments will be invoiced once a year, according to the supplier's invoice and no later than 30 6. of the following year.

|  |  |  |
| --- | --- | --- |
| č. | Type of service | Advance payment in CZK/month |
| **1.** | **electricity** | **400,-** |
| **2.** | **water and sewerage** | **200,-** |
| **3.** | **gas** |  **1 500,-** |
|  | **Total amount:**  | **2 100,-** |

Electricity is taken from the landlord's transformer.

In Prague on 30.11.2021

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on behalf of the lessor on behalf of the lessee

APPENDIX No. 3 to the apartment lease agreement concluded between theINSTITUTE OF ROCK STRUCTURE AND MECHANICS OF MECHANICS, CAS, v. v. i. as the lessor

a

**Dr. Chandreyee Goswami, Ph.D.**

for the lease of apartment **No.2** in Prague 8, V Holešovičkách 41/94

**LIST OF TENANTS OF THE APARTMENT**

1. **Lessee**

|  |  |  |
| --- | --- | --- |
| Surname | Name | Passport No. |
| **Goswami** | **Chandreyee** | **U4981990** |
|  |  |  |

1. **Family members**

|  |  |  |
| --- | --- | --- |
| Surname | Name | Passport No. |
|  **Goswam**i  |  **Basudha** |  **U4866986** |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

In Prague on 30.11.2021

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for the lessor for the lessee