

LEASE CONTRACT / UGOVOR O ZAKUPU

Between:

Landlord: Timur Babić, Address: Kromolj 108, Sarajevo, Personal number: 0703995170001, [REDACTED] issued by the MUP Canton Sarajevo, Bosnia and Herzegovina.

Tenant: Czech Republic - Czech Development Agency (CzDA), Id. No. 75123924, Address: Nerudova 3, 118 50 Prague, Czech Republic, represented by Karolina Emanuelová, Vedoucí oddělení realizace projektů

UGOVOR

Između:

Zakupodavac: Timur Babić, iz Sarajeva, adresa: Kromoli 108, JMB: 0703995170001, [REDACTED] ata od strane MUP Kantona Sarajevo, Bosna i Hercegovina.

Zakupac: Czech Republic - Czech Development Agency, identifikacioni broj: 75123924, adresa: Nerudova 3, 118 50 Prague, Czech Republic,

Art 1. The Landlord hereby leases to the Tenant an apartment located in Sarajevo, Municipality Centar, [REDACTED] comprising of two rooms with a total floor area of 34 m², consisting of a living room with dining area and kitchen, a hallway, and a storage room. The Tenant shall use the apartment as office premises for the management and local staff of CzDA.

Član 1. Zakupodavac iznajmljuje stan, koji se nalazi u Sarajevu, Općina Centar, na adres [REDACTED] površine 34 m², koji se sastoji od dnevnog boravka, kuhinje sa trpezarijom, predsoblja, kupatila, i ostave. Zakupac će koristiti stan u svrhu radnog prostora za menadžment i lokalno osoblje projekta CzDA.

Art 2. The Landlord shall hand over the leased premises to the Tenant no later than 1 January 2026 and the parties will sign hand-over protocol. The Tenant shall not be entitled to sublease the apartment without the prior written consent of the Landlord.

Član 2. Zakupodavac je obavezan da preda zakupcu prostore stanovanja najkasnije do 1.1.2026. Zakupoprimalac nije ovlašten da daje stan u podzakup bez saglasnosti Zakupodavca.

Art 3. Tenant will pay monthly rate of **600 EUR** (equivalent of 1.173,49 BAM according to the fixed exchange rate), in advance, on quaterly bases on the 10th day of first month of the respective quarter. Rent is to be paid in Euro to the Landlord's bank account (instruction provided hereinafter):

Član 3. Zakupac će plaćati mjesečnu naknadu od 600 EUR (ekvivalent 1.173,49 BAM prema fiksnom kursu), unaprijed, kvartalno, 10. dana u prvom mjesecu

odgovarajućeg kvartala Zakupnina se plaća u eurima na bankovni račun Zakupodavca (upute su date u nastavku):

Beneficiary: **TIMUR BABIĆ**

Address: **KROMOLJ 108, 71000 SARAJEVO, BIH**

Beneficiary bank:



Overhead costs (water, sanitation, electricity, internet and other such costs) are included in the apartment rental price.

Režijski troškovi (vode, kanalizacije, struje, interneta i drugi slični troškovi koji mogu nastati) su uključeni u cijenu zakupa stana.

Art 4. The Tenant shall pay a security deposit in the amount of **EUR 600** prior to taking over the apartment together with rent for first quarter. Provided that the Tenant has duly fulfilled all obligations under this Agreement, the security deposit shall be applied toward the payment of the final monthly rent.

Član 4. Zakupac je dužan platiti sigurnosni depozit u iznosu od 600 eura prije preuzimanja stana, zajedno sa zakupninom za prvi kvartal. Pod uslovom da je Zakupac uredno ispunio sve obaveze iz ovog Ugovora, sigurnosni depozit će se koristiti za plaćanje posljednje mjesečne zakupnine.

Art 5. The premises shall be used by Tenant with necessary care and Tenant shall be liable for any damage caused by wishful neglect of the premises. In the case of damage through no fault of Tenant, Landlord will be responsible for repair/replacement. The Tenant is responsible for daily maintenance of the apartment.

Član 5. Zakupac će koristiti stambeni prostor pažljivo i odgovarat će za štetu koju izazove vlastitim djelovanjem. U slučaju štete koja nastupi bez krivice zakupca, Zakupodavac će nadoknaditi tošak. Zakupac snosi troškove redovnog održavanja nekretnine.

Art 6. The Landlord shall respect the total privacy of Tenant.

Član 6. Zakupodavac će poštovati privatnost zakupca.

Art 7. The parties agree the duration of the contract is initially for 12 months beginning from 1st January 2026 and expiring on 31st December 2026, with possibility of extension, subject to agreement of contracting parties. After termination

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of the lease, the Tenant will hand over the premises to the Landlord and the parties will sign handover protocol.

Član 7. Stranke su se sporazumjele da se ugovor sklapa na 12 mjeseci, gdje period zakupa počinje 1.1.2026. godine i završava zaključno sa 31.12.2026. godine, uz mogućnost produženja uz saglasnost ugovorenih strana. Nakon raskida najma, Zakupac će predati prostor Zakupodavcu, a strane će potpisati primopredajni zapisnik.

Art 8. The parties have agreed that upon contract termination Tenant will leave the apartment in the same way as it was at the date, she/he moved in, with allowance made for wear and tear.

Član 8. Stranke su se sporazumjele da će nakon prekida ugovora zakupac ostaviti stambeni prostor u istom stanju u kojem ga je zatekao kada se uselio, uz uobičajene promjene zbog korištenja i trošenja prostora.

Art 9. Both sides retain the right to terminate the lease at any time by written notice with notice period in the length of 30 days from the date of delivery to the other party.

Član 9. Svaka strana zadržava pravo da raskine zakup stana u bilo kojem trenutku uz pisanu obavijest i otkaznim rokom u trajanju od 30 dana od trenutka obavještanja druge strane.

Art 10. Landlord shall be responsible for declaring and paying all taxes in connection with the rented premises.

Član 10. Zakupodavac je odgovoran za deklariranje i plaćanje poreza, koji se odnose na iznajmljivanje nekretnine.

Art 11. All disputes arising out of this contract shall be exclusively and finally settled between parties, and if necessary, by Municipality court in Sarajevo. This contract is governed by the laws of Bosnia and Herzegovina.

Član 11. Svi sporovi koji mogu proizaći iz ovog ugovora razrješiće se između ugovorenih strana ili po potrebi u sarajevskom općinskom sudu. Ovaj ugovor podliježe zakonima Bosne i Hercegovine.

Art 12. This agreement has been executed in five (5) copies, three (3) original copies for the Landlord and two (2) copies for the Tenant. In case of discrepancies between English and Bosnian version, the English shall prevail.

Član 12. Ovaj ugovor je sačinjen u pet (5) primjeraka, od kojih tri (3) originalna primjerka pripadaju Zakupodavcu, a dva (2) primjerka Zakupcu. U slučaju neslaganja između engleske i bosanske verzije, engleska verzija će biti mjerodavna.

Art 13. The contracting parties acknowledge that this Contract shall be published in the register of contracts under Act No. 340/2015 Sb., on the register of contracts, as



the Tenant is the liable person under this Act and agrees to its publication. The Tenant shall ensure the publication within 30 days as of the signing of this Contract by both parties.

Član 13. Ugovorne strane saglasne su da će ovaj Ugovor biti objavljen u Registru ugovora u skladu sa Zakonom br. 340/2015 Sb., o Registru ugovora, budući da je Zakupac obveznik prema ovom Zakonu i saglasan je sa njegovom objavom. Zakupac je dužan osigurati objavu Ugovora u roku od trideset (30) dana od dana potpisivanja ovog Ugovora od strane obje ugovorne strane.

Art 14. The contracting parties undertake to protect personal data in accordance with EU General Data Protection Regulation 2016/679 and Act No. 110/2019 Coll., Personal Data Processing Act.

Član 14. Ugovorne strane se obavezuju da će štititi lične podatke u skladu sa Općom uredbom EU o zaštiti podataka (GDPR) 2016/679 i Zakonom br. 110/2019 Sb., Zakonom o obradi ličnih podataka.

Signed on  in Sarajevo  Timur Babić

Signed on  in Prague  Karolina Emanuelová, Czech Development Agency (CzDA)