

**PREMISES LEASE
AGREEMENT**

Tartu, 2023. y

The University of Tartu, hereinafter referred to as the **lessor**, represented by the University of Tartu Student Union Office (UTSU).....

and

_____ (student organization),
hereinafter named **lessee**, represented by..... (organization
official representative).

The lessor and the lessee enter into this lease agreement for the premises in the following:

1. Object of the contract

1.1. The object of the contract is the premises numbered 06 and 105 of the University of Tartu 17 (hereinafter the premises). The lessee has the right to use two toilets located at the entrance to room No. 106.

2. Term and purpose of use of the premises

2.1. The lessor makes the premises available to the lessee (date, time)
..... (purpose).

3. Rent

3.1. The lessee pays the lessor a rent of euros for the use of the premises according to the invoices provided by the lessor. VAT is not added to the rent. The invoice will be sent to the lessee's e-mail address

4. Lessor's obligations

4.1. The lessor ensures that the lessee can have access to the premises and transmits the event information to the security desk of the UT main building.

5. Responsibilities of the lessee

5.1. The lessee undertakes to use the premises in a prudent manner in accordance with the provisions of **Appendix 1** of the premises to **house rules**.

6. Compensation for damage

6.1. The lessee undertakes to compensate the lessor for all property damage caused to the object of the contract, its furnishings or other inventory.

6.2. The lessee pays a fine for each violation of the obligation stipulated in the house rules in the amount specified in **the house rules**.

6.3. The extent of compensation for damage not included in Appendix 1, it is agreed on a case-by-case basis.

6.4. The lessee pays the lessor the agreed fine for breach of contract and compensates the lessor for the damage caused as soon as possible within a reasonable time.

7. Dispute Resolution

7.1. All disputes are resolved through negotiations between the lessor and the lessee. If no agreement is reached, the dispute will be resolved in Tartu County Court.

Contact details of the parties:

	Lessor:	Lessee:
Name (representative)		
Phone number		

Signatures of the parties:

lessor:

lessee:

Appendix 1.

1. The premises are used prudently.
2. The use of loud music and sound effects is prohibited in the premises. When setting the volume, it should be taken into account that the building houses a 24-hour monitoring centre, whose work must not be disturbed, and that the Antonius Hotel is located next to the building, where the night's peace must not be disturbed.
 - 2.1. An employee of the monitoring centre gives the assessment of the sound volume, on whose order it is mandatory to reduce the volume. For this purpose, the monitoring centre employee calls the contact person organizing the event or directly addresses the persons present at the event. In the event that the contact person organizing the event does not respond/answer the call of the monitoring centre employee or the persons participating in the event do not respond to the appeal of the monitoring centre employee to reduce the volume, the employee will call a G4S patrol to resolve the situation.
3. After using the premises, the premises are cleaned. The premises are left in the same condition in which the premises were handed over to the lessee. The lessee is obliged to sort the rubbish and place the waste in outdoor containers located in the courtyard according to the type of waste. In case of violation of this obligation, the lessor has the right to demand the payment of a contractual penalty in the amount of 100 euros.
4. You may only stay in the premises that are the subject of the lease agreement to be concluded. It is forbidden to go to other floors and other rooms. In case of violation of this obligation, the lessor has the right to demand the payment of a contractual penalty in the amount of 700 euros.
5. To enter the University 17 buildings, you may only use the courtyard door that opens with a access card. Before the start of the event, the lessee receives the access card for the University 17 courtyard doors and the room keys from the security desk of the UT main building, and the security of the premises will be taken off. After the end of the event, the lessee returns the access card and the key to the security desk of the UT main building, and security is put back on. In case of loss of the access card and/or key, the lessor has the right to demand the payment of a contractual penalty in the amount of 50 euros for the loss of the card and 50 euros for the loss of the key.

6. The courtyard door must be in the closed position, and no objects that prevent it from closing are placed between the doors. In case of breach of this obligation, the lessor has the right to demand the payment of a contractual penalty in the amount of 400 euros.

6.1. The special need to keep the courtyard door open during a certain period of time must be agreed with UTSU in advance.

7. Those staying in the premises undertake to follow the general fire safety rules and the University 17 fire action plan. Candles may not be burned in the rooms. Among other things, it is forbidden to use smoke and fogging devices designed to create special effects. In case of violation of this obligation, the lessor has the right to demand the payment of a contractual penalty in the amount of 300 euros.

8. Smoking (both cigarettes and e-cigarettes) is prohibited both indoors and in the courtyard of the building, which is marked as a smoke-free area. In case of violation of this obligation, the lessor has the right to demand the payment of a contractual penalty in the amount of 300 euros.

9. The premises will be left at the appointed time.