

LEASE AGREEMENT
RESIDENTIAL/NON-RESIDENTIAL PREMISES

No. _____

_____2023

_____ PIP _____, in the person of _____ acting on the basis of _____ (hereinafter referred to as the "Lessor", on the one hand, _____ PIP _____, in the person of _____ acting on the basis of _____ (hereinafter referred to as the "Lessee"), on the other hand, and the financial management company IP-Invest (subsidiary financial division of D.O.O. DreamParts, hereinafter referred to as IP-Invest) from a third party, hereinafter collectively referred to as the "Parties", and each individually as a "Party" concluded this Lease Agreement (hereinafter referred to as the "Agreement") on the following:

1. GENERAL PROVISIONS.

1.1. In accordance with the terms and conditions, and for the period of ___ months/years specified in this Agreement, the Lessor undertakes to transfer to the Lessee the premises specified in this Agreement (hereinafter referred to as the "Premises"), and pay IP-Invest the amount of rent calculated separately in the application, taking into account the discount. In turn, IP-Invest undertakes to pay the Lessor the rent specified in the appendix by the 10th of each month in full.

1.2. Address of the Premises for rent: Ukraine, Kyiv, str. _____, building _____, sq. _____, room _____.

1.3. Total area of the Premises for rent: _____ sq. m.

1.4. Floor Premises for rent: _____.

1.5. The condition of the rented Premises at the time of transfer to the lease: suitable for use in accordance with the purpose of the lease, defined in Clause 2.1 of this Agreement.

1.6. Disadvantages of the Premises for rent at the time of lease: _____.

1.7. The following property, which is located in the Premises for rent, is also for rent: _____.

1.8. The parties have agreed on the following procedure for the restoration of the rented Premises and property in it: major repairs of the Premises and property in it are carried out by _____, current repairs of the Premises and property in it are carried out by _____.

2. PURPOSE OF RENTAL.

2.1. The rented premises are provided to the Tenant for _____.

3. PROCEDURE FOR TRANSFERRING
THE PREMISES AND PROPERTY IN IT FOR RENT.

3.1. Premises and property to be rented must be handed over by the Lessor and accepted by the Tenant within _____ days.

3.2. At the time of signing the Acceptance-Transfer Act, the Lessor hands over the keys to the leased premises to the Lessee.

3.3. Until the transfer of the premises, the Tenant undertakes to pay the amount of rent for the period ___ specified in the appendix to this IP-Invest contract in full.

4. TERM OF LEASE.

4.1. The lease term of the Premises to be rented is _____ months from the moment of acceptance of the Premises to be rented according to the Acceptance-Transfer Act.

5. RENTAL PAYMENT OF THE TAROSE CALCULATION ACCORDING TO THE AGREEMENT.

5.1. The amount of the monthly rent is: _____ EUR. (_____ written in _____ euro).

5.2. The rent is paid to IP-Invest no later than _____ day of each following month to the Lessor's current account (or as agreed by the parties)

5.3. The amount of the rent can be revised at the written request of the Lessor, but only after the end of the main term of the contract, and for a new term as agreed by the parties.

5.4. IP-Invest's obligations to pay the rent are secured in the form of a deposit to a separate account, access to which can be viewed in the user account of all three parties to the contract in the amount of EUR _____. (_____ written in _____ euro).

5.5. The tenant pays the rent in the amount of 100% for the entire period of validity of the contract, with the possibility of extending the term if all three parties agree.

5.6. The cost of utilities is not included in the rent.

5.7. All expenses for the use of communal services, telephones, Internet services are paid by the Tenant independently.

5.8. In the event of termination (termination) of the Lease Agreement, the following obligations apply.

5.8.1 If at the will of the Lessee - the rent is not returned, it is possible to change the subject of the lease before the end of the contract. Paid + 1 month to the Lessor for non-fulfillment of the terms of the contract. Expiry of the Lease Agreement does not release the Lessee from the obligation to pay rent arrears, if such arose as a result of exceeding the lease term, in full, taking into account sanctions (if such are provided for by this Agreement).

5.8.2 If at the will of the Lessor - compensation to the Lessee for 1 month, as a result of non-fulfillment of the contract.

6. RIGHTS AND OBLIGATIONS OF THE LESSOR.

6.1. The lessor is obliged to:

- ensure unhindered use by the Tenant of the Premises and property leased under the terms of this Agreement and for the duration of the Agreement;
- not to take actions that would prevent the Tenant from using the leased Property under the terms of this Agreement and for the duration of the Agreement.

6.2. The lessor has the right to:

- to monitor the availability, state of use of the Premises and property of the Premises leased under this Agreement

LESSOR:	TENANT:	IP-Invest
Full Name, passport data / company data, passport data / company data, identification code / current account, signatures of the parties / seal	Full Name, passport data / company data, passport data / company data, identification code / current account, signatures of the parties / seal	E-mail: info@ip-invest.info
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