STUDENT ROOM LEASE AGREEMENT

Concluded in Katowice on ..... by and between:

1. University of Economics in Katowice, seated at ul. 1 Maja 50, duly represented by:
   mgr Anna Odjas-Sochacka - Dormitory Manager
   with the countersignature of Joanna Radziwołek, Bursar
   hereinafter referred to as "the **Lessor**" and
2. Mr/Ms .....
   domiciled in .....
   No. of passport or other ID* .....
   PESEL .....
   hereinafter referred to as "the **Lessee**."

The parties have agreed as follows:

Article 1

1. The Lessor shall grant the Lessee the use of a place in the student room/a student room* in a building situated in Katowice at ul. Franciszkańska 8-10.
2. The Lessee confirms with a signature on the Room Furnishings List that he/she accepts the room with its furnishings compliant with the list and the condition of the facilities and technical fittings, and is held fully responsible for any damage caused.
3. If the person responsible for causing the damage to the condition of the rooms, technical fittings and room furnishings is not found, the residents co-occupying the room shall be held jointly responsible for the damage.
4. If any damage is found during the term of the Agreement the Lessee shall be charged with the costs according to the damage valuation.
5. The Lessee shall return the room in a non-deteriorated condition, with the reservation that he/she is not liable for the ordinary wear and tear.
6. The Lessee shall not connect to the computer network any devices other than a desktop or portable computer. Connecting other devices, especially a wireless router, or another active device, requires the permission of the Dormitory administration.
7. The Lessee shall use the computer network in a manner that does not interfere with the work of the network devices or computers of other Dormitory residents.
8. In case of breach of Clause 7 above, the Lessor reserves the right to disconnect the user from the network without prior notice.
9. The Lessor shall decide to reconnect the user to the network provided that the problems mentioned in Clause 7 have been completely and permanently resolved. The Lessor shall make the decision on reconnecting the user to the network within 14 working days.
10. The Lessee is not entitled to any reductions of the Dormitory rent in relation to the disconnection resulting from the interference mentioned in Clause 7, caused by the Lessee.
11. The Lessee acknowledges and accepts that access to the computer network may be temporarily unavailable in case of interference caused by other users. In such cases, the Lessee is not entitled to a reduction of the Dormitory rent.

Article 2

1. The Lessee confirms that he has paid the deposit and advance amount on the first rent instalment into the Lessor's bank account, according to the provisions of the Rules of the Dormitory of the University of Economics in Katowice**.

   The deposit is to be returned into the bank account specified by the Lessee, and the advance will be part of the first rent instalment.
2. The Lessee agrees that the Lessor shall deduct any costs necessary for covering the damage caused by the Lessee and any outstanding payment for the place in the Dormitory room/Dormitory room*, from the deposit amount referred to in Clause 1.
3. In the situation referred to in Clause 2, after the Lessor has deducted the amounts due to him from the deposit, the Lessee shall pay the full amount of another deposit or its part (up to the amount specified in Clause 1) within 3 days from receiving the written request for payment. If the Lessee fails

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* delete as applicable

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to pay the deposit within 3 days from receiving the request, the Lessor has the right to terminate the Lease Agreement with immediate effect.
4. The advance shall not be refunded for reservations cancelled after 31 August 2012.
5. The Lessee shall rent the room pursuant to the provisions of the Rules of the Dormitory of the University of Economics in Katowice.
6. The Lessee declares that he/she has read the Rules referred to above and shall adhere to them.

Article 3

1. The monthly rent for the place in the Dormitory room/Dormitory room* is PLN ..... (say: .....) and is payable by the 20th day of the month into the individual bank account, whose number is available upon logging into the student account in the University electronic system.
2. The rent specified in Clause 1 may be adjusted if the cost of building maintenance, which is the basis for rent calculation, increases. The Lessee will be notified in writing about the new rent rate, valid as of the month following the Rector's order taking effect. Adjustment of the rent rate shall not constitute an alternation of the Agreement and does not require an annex.
3. In case of at least two months' outstanding rent payment the Lessor may terminate the agreement forthwith, following a prior summons served on the Lessee to pay the amount due within the period of another month
4. If the Lessee fails to pay the outstanding rent before leaving the Dormitory, he/she shall sign an obligation to pay the amount due and the statutory interest within 14 days from check-out.
5. In the event of the Agreement being terminated for a reason specified in Clause 3, the Lessee shall check out of the Dormitory within 3 days from the termination of the Agreement, on the stipulation that after the termination of the Agreement the Lessor may calculate the payment for using the place in the student room/the student room* according to the guestroom rates.
6. If the payment is not made when due the Lessor shall calculate statutory interest for each day of the rent arrears.
7. The Lessee shall inform the Dormitory Manager about any significant circumstances (including especially but not limited to removal from the student list, defence of diploma thesis) which influence the execution of this Agreement.
8. In case the resident ceases to be a student of the University, the New monthly rate for the place in the student room/for the student room* will be charge starting from the month after the resident ceases to be a student.
9. If the student status is restored, the new monthly rate for the dormitory place/room shall be calculated from the month in which the student status was restored.

Article 4

The Lessee may not sub-lease the object of the lease.

Article 5

The Lease Agreement terminates upon the decision to remove the student from the student list coming into force.

Article 6

The Lessor may terminate the Agreement in writing before its expiry date, particularly in the event of:
a) gross violation of this Agreement,
b) gross violation of the Rules referred to in Article 2(5).
c) other vital reasons.

Article 7

In the event of the Agreement being terminated for a reason specified in Article 6 all payments payable under this Agreement become due on the day indicated in the notice.

Article 8

1. The Lessee may terminate the Agreement by giving at least three days' written notice before:
a. the 15th day of the given month
b. the end of the month.
2. In the events specified in Clause 1 the Agreement is terminated as of the 15th day of the given month or the last day of the given month.

Article 9

In all matters not regulated by this Agreement the provisions of the Rules referred to in Clause 2(4) and the provisions of the Civil Code shall apply.

Article 10

All changes to this Agreement must be made in writing, otherwise null and void.

Article 11

This Agreement is concluded for the period from ..... to .....

Article 12

The Agreement has been made in two identical copies, one for each party.

Lessor Lessee