

Prolongation Temporary Room Rent Contract (Room 3)

Undersigned,
Robert G.M. Stalpers, Vegetasscheweg 4, 5364 SB Escharen, telephone number +31 48 64 71 339
lessor and
Federica Conte, tenant,
do agree to the following:

A. Living accommodation.

Article 1.

Paragraph 1.

Lessor lets out for rent, for personal use only, a room (number 3) in the apartment located at the Vossenlaan 402, Nijmegen, the Netherlands. This includes joint use of the kitchen, shower and communal area. The area of the room is approx. 12 square meters.

No sub letting allowed unless otherwise agreed.

Paragraph 2.

Lessor himself is owner of the apartment.

Article 2.

The contract has been made for the period from November 1th, 2014 until November 30th, 2014. The tenant is responsible for the rent during this period.

Both parties emphatically do agree that the renter is obliged under all circumstances to leave the room and deliver it free and empty at the end of the contract period. There can be no exceptions to this, unless both parties agrees differently.

B. Rent and other costs.

Article 3.

Paragraph 1. Rent.

The rent of the room is € 300- per month, plus € 15 refundable energy deposit per month. This includes the costs of water and use of furniture and equipment of the room and common area. A wireless internet connection is also included.

Excessive use of energy may lead to the lessor being charged by the owner.

Paragraph 2. Room Heating.

The costs of the central heating per room are included - under "*fair-use-policy*" - until a maximum of an average use of 80 'heat-meter-units' per month.

Excessive use will be charged separately. [tariff: € 0,50 per unit]

Paragraph 3. General Heating.

Kitchen heating is - under "*fair-use-policy*" - included until a maximum of an average of 20 'heat-meter-units' per month.

Bathroom heating is - under "*fair-use-policy*" - included until a maximum of an average of 40 'heat-meter-units' per month.

Excessive use will be charged separately, divided per head.

[tariff: € 0,50 per unit']

Paragraph 4. General Gas and Electricity.

The costs of gas are - under "*fair-use-policy*" - included until a maximum of an average use of 25 M³ per month.

The costs of electricity are - under "*fair-use-policy*" - included until a maximum of an average use of 200 kWh per month.

Excessive use will be charged separately. [tariff: € 0,27 per kWh and € 1,45 p.M³]

Paragraph 5. Furniture and Equipment.

The furniture of the room consists of a bed , with a mattress, highly mounted bed with mattress and ladder, a bureau desk, a small table (blank), a small table (brown), a small box (black), two wooden chairs (black seat), a closet, a DVD/TV with remote control, a desk lamp, one hanging lamp and cover curtains .

Article 4.

Before signing this contract, the tenant has paid already a refundable deposit of € 300,- to lessors account 5424557 at the INGBANK.

[IBAN code: NL32INGB0005424557; BIC CODE BANK: INGBNL2A.]

When at the end of the contact there is no need to withhold the deposits, such as for example damage done to the furniture, leaving the room before the end of the contract or excessive use of energy limits, the lessor will pay back the security deposit within one month.

Article 5.

Paragraph 1.

The rent will be paid monthly, **strictly before the first day of the regarding month.**

Payment will happen only by money transfer to the account number 5424557 of the lessor with the INGBANK. [IBAN code: NL32INGB0005424557; BIC CODE BANK: INGBNL2A.]

Paragraph 2.

Tenant commits himself to pay an extra administration fee of € 10, each time there will be a delay in payment

C. Obligations and Rights.

Article 6.

At the end of the rental period the tenant will empty the property of all personal belongings and leave it in a clean and tidy state with no defects.

Article 7.

The tenant is obliged not to cause any serious trouble or other serious inconvenience to his fellow tenants and neighbours in the building on penalty of immediate ending of this contract by the lessor and the prevention of further access to the apartment. In that case the paid deposit will be not refundable.

D. End of the Contract.

Article 8.

This rent contract can be ended at any time by mutual consent of lessor and tenant.

Thus, drawn up in two versions,
September 15th, 2014, Nijmegen, the Netherlands.



Signature Lessor: *Robert G.M. Stalpers.*



Signature Tenant: *Federica Conte*

position 'thermal unit meter' room :

at start rent May 1th, 2014: 1450

at ending rent: _____

Agreed: _____

Agreed: _____