

TENANCY AGREEMENT

Today, in the town of Pleven, this Tenancy Agreement was executed by and between:

1. **MOBIL EXPRESS LTD**, 108 Storgozia Str., Pleven, UIC 114123081, represented by Dipl. Eng. Anatoli Tsekov Tsekov – Manager, hereinafter referred to as LANDLORD, and

2. citizen of ; Passport Number:..... issued by..... on Residential adress:....., student at MU – Pleven year, referred to as TENANT.

The parties agreed as follows:

Article 1. Subject of the Agreement.

1.1 The LANDLORD lets to the TENANT apartment No....., located in Storgozia Dormitory, 108 Storgozia Str., Pleven, with total area of.... sq.m. with hot and cold water, central heating, central air conditioning, electricity with normal functioning installations in excellent condition, as well as furnishing and equipment, detailed in Annex No. 1 to this Agreement.

1.2 The LANDLORD is the legal owner of the let accommodations, based on Notary Deed and Certificate of Commissioning.

1.3 Before letting an apartment No..... for use by the TENANT, the parties shall sign Annex No. 1 /point 1.1./, where the equipment and inventory available for use are described and listed, as well as the condition of that apartment. Upon release of the apartment by the TENANT the parties shall sign Annex No. 2, describing the condition of the apartment after the term of use. It is assumed that the TENANT shall return the apartment in the state in which he/she had rented it, taking into account depreciation and amortization occurred as a result of normal use.

1.4 The LANDLORD lets the accommodation to the TENANT as it is to be used according to its purpose. The TENANT shall not use the accommodation for illegal purposes and shall comply with all laws and regulations relating to noise, safety, hygiene, fire requirements and other relevant regulatory requirements, nor he/she shall violate the rights of other tenants.

1.5 Pets are not allowed in the Dormitory.

1.6 "THE TENANT" must provide access to the apartment of "THE LANDLORD" in connection with ongoing repairs, emergency situations and weekly cleaning according to the schedule.

1.7 The TENANT shall not re-let the accommodation subject of this Agreement to

third persons.

Article 2. Term of the Agreement.

2.1 This Agreement is concluded for the term of as of

Article 3. Termination of the Agreement

3.1 This Agreement may be terminated before the expiry date specified in Section 2.1. As the TENANT should give two month's notice in writing to the LANDLORD.

3.2 This Agreement may be terminated before the expiry date specified in Section 2.1. in the case of written consent of both parties.

3.3 This Agreement may be terminated before the expiry date specified in Section 2.1. upon the occurrence of the circumstances described in detail in section 4.4., In case of preliminary contract termination by TENANT, the latter owes amount, equal to rental price for one month.

3.4 The LANDLORD is entitled to immediate access to the apartment subject of this Agreement from the date of its termination or breaking as during that access the LANDLORD shall not bear any responsibility for any belongings or property of the TENANT.

Article 4. Rent. Manner of Payment.

4.1. The TENANT agrees to pay the LANDLORD the rental price of EUR equivalent to BGN according to the exchange rate of the Bulgarian National Bank. The rental price includes use of the respective apartment, consumption of electricity, heating, air conditioning hot and cold water, Internet, Fitness, monthly trolley card, cleaning of common areas and security of the building.

4.2. The TENANT pays the rent in cash at the cash-desk of the Dormitory or to the bank account of the LANDLORD, specified by the LANDLORD, hereby.

4.3. The TENANT pays the rent in advance to the fifth day of each current month, without notice or demand or counterclaims.

4.4. If the TENANT delays the payment of the monthly rent within the term under Section 4.3. he/she owes a penalty amounting to 0.1% of the rent for each day of delay. In case of delayed payment of the rent for more than 30 days, the LANDLORD is entitled to terminate the Agreement on the fault of the TENANT and he/she should vacate the property. In this case, if the LANDLORD exercises its right to terminate the Agreement, the TENANT owes except paying the monthly rent and a penalty in the amount of one monthly rent. In this case the LANDLORD can satisfy its claim from the guarantee deposit.

Article 5. Other Payments

5.1 Upon conclusion of this Agreement the TENANT shall pay a deposit of EUR as a guarantee for the implementation of his/her obligations under this Agreement. The LANDLORD shall refund the deposit after termination of the Agreement and after the signing of Annex No. 2 by both parties.

5.2 The LANDLORD shall pay all utility costs for the normal use of the apartment /electricity, heating, hot and cold water, Internet / included in the rent per month.

5.3. "THE TENANT" pays a fee for cable TV (if one uses it) at a certain price, as well as for weekly cleaning of the rented apartment according to a certain price, including vacuum cleaning, dust cleaning, bathroom cleaning and linen change. The cleaning of the common parts is at the expense of the "THE LANDLORD", while the cleaning of the rented apartment is at the expense of the "THE TENANT".

Article 6. Maintenance.

6.1 The TENANT understands that electricity, central heating, hot and cold water, cable TV and Internet services are provided by the respective companies and the LANDLORD can not take any responsibility if they are not available for reasons beyond its control.

6.2 The TENANT shall keep the accommodation and use it with due diligence, assuming obligations not to damage the premises, being a part of the building, the common areas, as well as furnishings and furniture.

6.3 The TENANT shall be responsible for any damages caused due to misconduct /breaking of the equipment and furniture as a result of vandalism/ except for those caused by depreciation due to normal use.

6.4 The TENANT is not entitled to make any improvements, architectural, structural or other changes in the interior and/or exterior of the aforementioned premises without first having obtained the written consent of the LANDLORD.

Article 7. Notifications.

7.1. Any changes to the terms and conditions of this Agreement shall be valid only if they are made in writing and duly signed by both parties.

7.2. Any communications between the parties related to this Agreement shall be valid if made in writing and sent to the following addresses:

LANDLORD: pansionpleven@gmail.com
Telephone: +359 893 004 450
Person for contact: Anatoli Tsekov

TENANT:

Telephone:
e-mail:

7.3. Each party shall notify the other in writing in case of change of address within 5 days as by the time of the notification all communications will be considered duly delivered to the address provided in the Agreement.

Article 8. Applicable Law. Dispute Resolution.

8.1. This agreement supersedes all other agreements, which the parties may have had in respect of the rented accommodation and fully reflects their will.

8.2. For all matters arising in connection with this Agreement, but not stipulated in it, the provisions of the Act on Contracts and Obligations and other relevant regulations of the Bulgarian legislation shall be applied.

8.3. Any disputes and disagreements that may arise in connection with this Agreement and the parties fail to resolve amicably shall be settled according to the Bulgarian law.

8.4. This Agreement has been drafted in Bulgarian and English language, in two originals, one for each party. In case of discrepancy between the Bulgarian and English version, the Bulgarian text shall be prevailing.

IN WITNESS WHEREOF, the Parties signed here below:

LANDLORD

TENANT

Enclosures:

Internal regulations;
Description of the accommodation apartment and equipment condition.