

RETRODORM TERMS OF LEASE

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1 TRANSFER OF POSESSION

The Tenant may use the premises as his or her own home. The Tenant shall not assign the premises or any part thereof to another person's use without consent thereto given by the Landlord. The tenant has the right to the tenure of the apartment from the beginning of the tenancy, from which time onwards s/he is obligated to pay rent for the apartment. The tenancy is in effect for a fixed term.

2 TENANT'S RESPONSIBILITIES FOR THE PREMISES

The Tenant is required to take good care of the premises. The Landlord and Tenant may separately agree on reparations, alterations, or maintenance of the premises. The Tenant is required to clean the premises [room] when the lease is terminated. The tenant is also required to clean the common premises (kitchen/shower/laundry room) after his/hers own use.

3 LANDOLRD'S RESPONSIBILITY FOR THE CONDITION OF PREMISES

The Landlord is responsible throughout the lease term for maintaining the premises in such condition as the Tenant may reasonably require, while taking into consideration the age of the premises, the local housing stock, and other local conditions, unless otherwise agreed regarding the condition of the premises. The Tenant is responsible for the maintenance of the premises and associated machines and devices in his or her use due to the lease agreement as well as obligations to the real estate unit.

4 SUPERVISION OF PREMISES

If the premises are vacated for an extended period, the Tenant must notify the Landlord thereof and arrange for the Landlord to access the premises. Whenever necessary for supervision of the condition or upkeep of the premises, the Tenant shall immediately provide the Landlord with access to the apartment at a suitable time. If the premises are to be sold, or leased again, the Landlord must have the right to show the apartment at a time suitable to the Landlord and the Tenant.

5 DEPOSIT PAYMENT

Tenant has to pay a deposit payment of one month's rent before moving to the premises. Tenant must show a receipt about the transaction to the Landlord and the payment must be on Landlord's bank account before moving to the premises. The deposit payment can be used to amortization of a debt (such as unpaid rent, unpaid door opening, unpaid false fire alarms etc.) or for the repair/cleaning/lost furniture costs that are due to tenant's actions or neglect. If the tenant moves out shortly after the arrival or does not arrive at all, the deposit can be used to cover the expenses. The deposit will not be used for common wear and tear. Deposit will be given back to the tenant when the lease agreement has ended and the room has been inspected and the key given back to the Landlord. Landlord doesn't pay interest for the deposit.

6 AMOUNT OF RENT AND RENT REVIEW

The rent and other payments shall be paid monthly in advance by the 2nd day of each month, in account designated by the landlord. If the tenant does not pay the rent or other payments in due time, penal interest depending on present interest rate of Bank of Finland, will be charged for the unpaid instalments. A sum accounting for the monthly interest of the monthly rent or other payments will nevertheless be charged in every case. In addition to the

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penal interest, the tenant shall pay the possible collection charges due to the collection of the delayed rent or other payments.

The amount of rent shall be determined on the basis of what is agreed. The amount of rent must, however, be reasonable. The amount of rent may be reviewed on the basis of what is agreed. The rent may not be increased during a lease period without the Tenant's consent. If it has been agreed that the Landlord may unilaterally decide the date or amount of the rent increase while the lease is in force, such stipulation shall be null and void unless the grounds on which the rent can be increased during the lease agreement's validity have also been agreed. Before the reviewed rent may come into force the Landlord is required notify the Tenant in writing of the new rent and date of coming into force. If agreement cannot be reached the Landlord may give notice on a lease valid until further notice in order to raise the rent to a reasonable level.

7 SUBLETTING

Subletting is forbidden.

8 NOTICE OF TERMINATION

If the tenancy agreement is for the fixed term the tenant cannot give notice on lease during the period of the contract. The exceptions for termination are listed in section 55 of the Act on Residential Leases.

In the term of notice the landlord has right to inspect the condition of the apartment.

9 RESCISSION OF LEASE

Any Landlord or Tenant who wishes to invoke his, hers or its right to rescind the lease agreement as prescribed in the Act on Residential Leases shall provide the other party written notice of rescission. The notice must include grounds for rescission and date of termination, if the lease relationship is to terminate later than immediately after notification. Notification of rescission must be given according to the law on Service of Process or otherwise provably. Grounds for rescission by the Landlord are listed in sections 8, 38, 40, 49, and 61 of the Act on Residential Leases. Grounds for rescission by the Tenant are listed in sections 8, 16, 20, 21, 42, and 63 of the Act on Residential Leases. The Landlord must give the Tenant a written warning before using the right to rescind in the cases described in articles 3-6 of section 61 of the Act on Residential Leases.

10 DATE OF TERMINATION AND REMOVAL DATE

The lease is terminated when its validity expires due to end of fixed term, notice of termination or rescission.

The removal date shall be the last day of the lease contract.

11 ADDITIONAL TERMS

In addition to the conditions of this lease, the rules and regulations of the Housing Production Act and the Tenancy Act, as well as the instructions of the housing authorities, and the landlord's stipulations on the terms under which the apartments are rented are observed during the tenancy.

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Smoking is forbidden inside the flats as well as in all common areas (staircases, lifts, basements, common rooms and washrooms). The tenant shall take good care of the apartment and comply with the instructions and rules given by the landlord. If necessary, the landlord has the right to have the apartment cleaned or repaired at the expense of the tenant. The tenant shall not use other equipment or machines than ordinary household appliances on the premises without the landlord's consent. The condition of the furniture and appliances of the common rooms are the common responsibility of the tenants of the said apartments. Pets are not allowed in the dorm.

Smoking is allowed only on the areas reserved for that purpose. Smoking is strictly forbidden inside of the premises. The negligence of the smoking regulation may lead to situation where tenant is entitled to cover the expenses caused by the smoking. The Retrodorm is tied to follow the special security and safety regulation, which are set for public buildings. The premises are equipped with fire detectors and sprinklers. False fire alarms caused by the tenant are charged from the tenant. The charge price is defined by the fire department. Current price per false alarm is 250 euros. Landlord reserves all rights for change in price.

12 KEY

After the lease has been signed, the tenant receives a key. The landlord gives each tenant one key. The tenant does not have the right to have copies made of the key. The tenant is responsible for the key that is in his/her possession, and if the key is lost, the landlord has the right to charge the tenant a set sum, which covers the cost of a new key.

The tenant shall, without exception, return the key to the landlord on the day the lease contract expires.

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