

The important bits, *in plain language.*

A summary by citymate of what matters most to you as a tenant. It is part of one combined document: the full binding contract with CITYROOM Sp. z o.o. and its House Rules begin on page 2 and always prevail.

LANDLORD

CITYROOM Sp. z o.o.ul. Krótka 1, 64-140 Włoszakowice · NIP 697-233-65-35 · contact@citymate.pl

TENANT

Luca Bianchi

Room 2 · ul. Wierzbicice 18/4, 61-569 Poznań · shared kitchen, bathroom & hallway

RENT · INCL. UTILITIES

1200 PLN

In advance, by day 10

DEPOSIT

1200 PLN

Back within 30 days

OC INSURANCE

48 PLN / yr

Tenant buys it themselves

RENT REVIEW

Yearly

Jan 1 · GUS index

TERM From **01.09.2026** → To **31.08.2027**Keys / handover
01.09.2026

WHAT YOU GET

- ✓ Utilities included · electricity, water & gas in one rent
- ✓ Deposit back within 30 days after settlement
- ✓ Clear hand-over protocol · no surprises
- ✓ Your own account number · clear, traceable payments
- ✓ A dedicated contact · one person for all formalities
- ✓ Transparent, consistent rules · you know what to expect

HOUSE RULES THAT CARRY A PENALTY

- 300 PLN** No smoking anywhere, incl. e-cigarettes
- 200 PLN** No noisy parties (after a written warning)
- 350 PLN** Keep your common-area cleaning duty (rota)
- 200 PLN/h** Staying past the end date (per started hour)
- 300 PLN** Pets only with prior written consent
- 200 PLN** Overnight guests: max 2 nights / month
- 500 PLN** No own kettle / fridge / heater in the room
- 50 PLN** Allow viewings in the last 4 weeks
- No subletting; no lock changes / extra keys
- Lost keys: you cover lock & key replacement

RENT & ACCOUNT

ACCOUNT NO.

PL34 1090 1014 0000 0712 3456 7890

Your individual account

DUE

By the 10 day

of each month, in advance

AFTER DUE DATE

Debt collection

after 7 days overdue the case goes to an external debt collector; extra costs may apply

YOUR CONTACTS

CONTRACT CONTACT

Agata Szczepaniak

Contract and formalities: terms, payments, renewals.

+48 536 818 384contact@citymate.pl

TECHNICAL CONTACT

Piotr Chyła

Technical matters and faults in the apartment. The QR code opens the report panel.

+48 790 650 362contact@citymate.pl

Report a fault

RESIDENTIAL LEASE AGREEMENT – ROOM

entered into in Poznań on 28.06.2026 between:

CITYROOM Sp. z o.o. with its registered office in Włoszakowice, ul. Krótka 1, 64-140, NIP: 697-233-65-35 operating under the brand name CityMate, represented by Paweł Wocial, ID card DCD350833 hereinafter referred to as the **“Landlord”**

and

Luca Bianchi, registered address: **Via Garibaldi 24, 35122 Padova, Italy**, ID card no.: **not applicable**, PESEL: **not applicable**, passport no.: **YB7421983**, phone: **+39 345 781 2904**, e-mail: **luca.bianchi@studenti.example.it**, hereinafter referred to as the **“Tenant”**

§ 1

1. The Landlord declares that they have the right to manage and sublease the residential premises at **ul. Wierzbicice 18/4, 61-569 Poznań**
2. The subject of this lease agreement is room number **2** in the premises described in item 1, and the right to use the common areas, including: kitchen, bathroom, WC and corridors. The room does not have a private bathroom and the Tenant uses the shared bathroom.
3. The Landlord declares that the leased premises are in proper sanitary and technical condition, and the Tenant has familiarized themselves with the technical condition of the premises and raises no objections in this regard.
4. The Landlord declares that they lease, and the Tenant declares that they take on lease, the subject of the lease described in § 1 item 2, for residential purposes only, with no right to sublease. This agreement does not authorize the Tenant to register a business or any other activity at the premises.
5. The condition of the room and its furnishings on the handover date may be documented in the form of a handover report and/or photographic documentation prepared by the Landlord. Photographic documentation may be stored electronically in the property management system used by the Landlord. This documentation constitutes the basis for settling the deposit upon the end of the lease. The Tenant confirms that they had the opportunity to inspect the condition of the leased subject at the time of handover. The Tenant has the right to report comments on the condition of the leased subject within 3 days of handover. Failure to report comments within the above deadline means acceptance of the condition of the leased subject.
6. The Tenant declares that **Luca Bianchi** will reside at the leased premises.
7. The Tenant declares that they undertake to promptly update the data and declarations provided in this agreement, that their financial situation enables them to fulfill the terms of the agreement, in particular to pay rent and other charges for the entire lease period, and that they do not appear in any debtor database.
The Tenant declares that they are a full-time student, which may be confirmed by an appropriate certificate upon the Landlord's request. University and field of study: Adam Mickiewicz University in Poznań, Italian philology
8. The Tenant has been informed of the location of the premises in an urban area and accepts the possibility of typical acoustic inconveniences related to street traffic, service activity, pedestrian traffic, or other external factors. The Landlord is not responsible for noise or other nuisances originating outside the premises, unless they result from a culpable act or omission of the Landlord. These circumstances do not constitute a defect of the premises within the meaning of the Civil Code.
9. Pets are not allowed in the premises.
10. The room includes a desk, wardrobe and bed. The Tenant may use a bike storage spot in the shared basement room.

§ 2

1. This agreement is concluded for a fixed term from **01.09.2026** to **31.08.2027**
2. The leased premises shall be handed over to the Tenant on **01.09.2026**. Rent is due from that date, regardless of the Tenant's actual move-in date.
3. The Landlord reserves the right to terminate this lease agreement with one month's notice, counted from the last day of the month in which the notice was given, in the event of losing the right to use the premises for reasons beyond the Landlord's control, in particular as a result of termination of the agreement with the property owner or other circumstances preventing the continued use of the premises on the current terms.

§ 3

1. The Tenant is obliged to vacate the leased premises **on the date the lease ends by 12:00 noon**, unless the agreement is extended, and to return it in no worse condition than when they moved in, taking into account normal wear and tear.
2. If the leased premises are not vacated after the termination of this agreement, the Tenant authorizes the Landlord to remove from the premises any items belonging to the Tenant and persons residing with them. The removal and storage of such items shall be at the Tenant's expense.

3. If the premises are not surrendered, vacated, or cleared after the lease has ended, the Landlord has the right to charge a contractual penalty for unauthorized use of the leased subject at PLN 200 for each commenced hour of unauthorized use. The parties agree that the contractual penalty provision remains in force despite the termination of the remaining part of the agreement.
4. The Tenant is required to agree on the date of handing over the premises with the Landlord no later than 3 business days before the end of the agreement. The handover may take place on business days between 10:00 and 16:00.

§ 4

1. **The monthly rent is agreed at 1200 PLN**, payable in advance to the Landlord's account no. **PL34 1090 1014 0000 0712 3456 7890** by the **10 day of each month**, subject to item 2. A monthly rental period means a calendar month.
2. Rent is payable from **01.09.2026**.
3. The parties agree that the rent indicated in item 1 includes the costs of utilities necessary for the use of the premises, covering standard utility consumption. Utility charges are independent of the Landlord and result from settlements made by the relevant suppliers. If the total utility consumption in the premises exceeds the standard consumption level, determined on the basis of the average consumption from previous billing periods for a given premises, the Tenants shall be jointly and severally liable for covering the excess costs resulting from the utility suppliers' settlements. The Landlord will inform the Tenants of the excess amount based on invoices or statements received from the suppliers.
4. As security for the Landlord's claims arising from this agreement, **the Tenant undertakes to pay a refundable deposit of 1200 PLN**. The deposit may be paid in cash on **28.06.2026** or by bank transfer to the Landlord's account. If an incomplete amount is paid, the Tenant undertakes to pay the outstanding portion within 14 days of concluding the agreement. Failure to pay the full deposit within the above deadline constitutes a material breach of the agreement and may serve as grounds for the Landlord to terminate it with immediate effect. The deposit is non-interest-bearing, non-indexed, does not constitute rent or any other current charge, and may not be unilaterally applied by the Tenant toward any obligations under this agreement.
5. The date of payment of any amount by the Tenant is the date on which the bank transfer is credited to the Landlord's bank account.
6. The Tenant declares consent to receiving electronically issued invoices (electronic invoices) from the Landlord in accordance with the applicable provisions of the Act of March 11, 2004 on tax on goods and services (consolidated text: Journal of Laws of 2020, item 106, as amended), in PDF format, in connection with the performance of this agreement.
7. The Tenant and each person residing in the room undertake to take out civil liability insurance (OC/TPL) upon receiving an invitation from the Landlord to purchase an insurance policy. As of July 22, 2025, the cost of the policy is PLN 48 per year, and this amount may change. The Tenant and each person residing in the room are obliged to provide the Landlord with a document confirming the conclusion of the insurance policy no later than on the day of moving into the leased premises, to the e-mail address: contact@citymate.pl

§ 5

1. The handover of the leased premises is deemed to have occurred upon the issuance of the keys to the premises and room to the Tenant and enabling the use of the room, which marks the beginning of the Tenant's responsibility for the leased subject.
2. An integral part of this agreement is Annex No. 1 – Rules and Regulations. The Tenant declares that they have read the said Rules and Regulations, accept all of its provisions, and undertake to comply with them.
3. The Landlord informs that the property management covered by this agreement has been entrusted to Cityroom sp. z o.o. with its registered office in Włoszakowice, and thereby confirms the company's authority to act on their behalf in all matters related to this agreement. A change of property manager does not constitute an amendment to this agreement.
4. The parties establish the following correspondence addresses:
Landlord: **contact@citymate.pl**
Tenant: **luca.bianchi@studenti.example.it**

§ 6

1. Emergency contact from the Tenant's immediate family (first name, surname, phone, relationship): **Giulia Bianchi, mother, phone +39 348 226 5110**
2. Any changes and additions to this agreement require written form under pain of invalidity. A change of the Landlord's bank account or a change of the Landlord does not constitute an amendment to the agreement and does not require an annex.
3. The parties agree that all receivables from the Tenant are jointly and severally owed to the Landlord.
4. Payment of contractual penalties by one party does not preclude the other party from seeking damages exceeding the amount of the contractual penalty under general rules.
5. The invalidity or ineffectiveness of individual provisions of the agreement does not affect the validity of the remaining provisions, and in place of invalid provisions the parties undertake to apply the most similar valid provisions.
6. Any disputes arising in connection with the performance of this agreement shall be resolved by the parties through amicable negotiations, and if an amicable resolution is not possible, by the competent common court.

7. The agreement has been drawn up in two identical copies, one for each party.

_____[X[Podpis wynajmującego]_____
.....

LANDLORD

_____[X[Podpis najemcy]_____
.....

TENANT

I consent to the processing of my personal data for the purpose of disclosing it to entities operating under the Act of April 9, 2010 on the disclosure of economic information and exchange of economic data (Journal of Laws No. 81, item 530), including in particular to all debtor registries, in the event that a debt arises on my part toward the Landlord that is overdue by more than 30 days. The consent also covers the disclosure of my personal data to persons providing property management services for the purposes of providing those services.

.....

TENANT'S LEGIBLE SIGNATURE

PERSONAL DATA PROCESSING INFORMATION

1. The Landlord, fulfilling the information obligation pursuant to Article 13 of Regulation (EU) 2016/679 of the European Parliament and of the Council of April 27, 2016, informs that:

- a) The controller of the Tenant's personal data is Cityroom Sp. z o.o., with its registered office in Włoszakowice, 64-140, ul. Krótka 1
 - b) The Tenant's personal data is processed for the purpose of performing the concluded agreement and fulfilling legal obligations.
 - c) The Tenant has the right to access their data, correct it, and update it.
 - d) The Tenant has the right to restrict the processing of their data and to lodge a complaint with the supervisory authority in the event of suspected improper processing of personal data.
 - e) The Tenant's data will be stored for 6 years from the end of the agreement or longer in accordance with applicable law.
 - f) The Tenant's data will not be transferred to a country outside the EEA (European Economic Area – EU member states, Norway, Liechtenstein, Iceland) or to any international organization.
 - g) The Tenant's data will be entrusted to a company providing accounting services, a company providing property management software, and the owners of managed premises. In special cases, data will be disclosed to a debt collection company, a law firm, or state authorities.
 - h) The Tenant's personal data will not be processed in an automated manner nor will it be profiled.
 - i) Any questions or concerns related to the protection of personal data should be directed to the data controller's address.
2. The Tenant declares that they have read the information clause.

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TENANT'S LEGIBLE SIGNATURE

Annex No. 1

RULES AND REGULATIONS

These Rules and Regulations constitute an integral part of the lease agreement dated **01.09.2026, ul. Wierzbicice 18/4, 61-569 Poznań**, room: **2**

A – RULES FOR USE OF THE PREMISES

§ 1

1. The Tenant may not make changes to the condition of the leased subject, including renovations, reconstructions, and adaptations.
2. The Tenant is obliged to use the leased subject in accordance with its purpose, with due care for its sanitary and technical condition, in a manner that does not exceed normal wear and tear resulting from everyday use. The Tenant is obliged to repair, at their own expense, any defects arising from their use of the premises. If the defect is not repaired promptly, the Landlord will commission the repair at the Tenant's expense.
3. For damage to the leased subject exceeding normal wear and tear and for destroyed or damaged furnishings, the Tenant is obliged to reimburse the Landlord for their equivalent value or to cover the cost of repair. The Tenant's liability in this regard is on a strict liability basis and is joint and several with the other tenants of rooms in the leased subject at the date of the damage.
4. The Tenant undertakes to comply with the rules for using the toilet equipped with a macerator pump, i.e., the absolute prohibition of flushing any objects other than toilet paper.
5. If during the term of the agreement repairs become necessary that are the Landlord's responsibility, the Tenant shall promptly notify the Landlord. All damages resulting from a delay in notification shall be borne by the Tenant.
6. The Landlord shall promptly take steps to remedy the failure upon notification.
7. The use of electric kettles, refrigerators, and any heating devices in the room described in § 1 item 2 of the lease agreement is prohibited, except for those installed on the day the leased subject is handed over to the Tenant.
8. The Tenant undertakes not to independently replace the locks in the rented room or in the apartment without the prior written consent of the Landlord.
9. The Tenant is obliged to keep the leased subject in proper order and cleanliness, and to clean the common areas, i.e., the kitchen, bathroom and corridor in the premises, during the periods of their duty shift established in the schedule drawn up by the Landlord. Cleaning means the regular performance of the following activities:
 - dusting furniture, windowsills, lamps, etc.,
 - vacuuming and washing floors (with a flat mop), washing the refrigerator, removing expired products, taking out the rubbish,
 - washing the gas/electric stove, kitchen countertops and cabinets,
 - cleaning the kitchen sink and faucets,
 - washing and disinfecting the toilet, sink, shower tray with cabin, faucets and washing machine (cleaning the filter); after each use, wiping down the shower cabin (cabin doors, its walls, and the joint between the shower tray and the cabin doors and walls),
 - cleaning the drains in the kitchen sink, washbasins and shower tray; unblocking the drains of the toilet, kitchen sink, washbasins and shower tray using appropriate dedicated products; the use of granule-form products for this purpose is prohibited,
 - washing tiles in the kitchen, bathroom and WC.
10. If the Landlord finds that the Tenant has failed to fulfill the above obligation within the designated period, the Landlord will commission the work from a third party and charge the Tenant for the cost of its performance, or charge a contractual penalty of PLN 300; the person indicated in the schedule is objectively responsible for disorder in the common areas. This responsibility is objective in nature, i.e., independent of fault.

§ 2

1. Upon termination of the lease, the Tenant is obliged to clean the leased subject. Cleaning means washing the windows, refreshing and stain-removing upholstered furniture fabrics and floor coverings, washing all furniture inside and out, lamps, door panels and frames, sanitary fittings, household appliances, tiled walls and floors. If the Tenant fails to fulfill the above obligation, the Landlord has the right to commission the work from a third party and charge the Tenant for the cost, or to charge a contractual penalty. Penalty for failure to clean the room: **1-person room (PLN 250), 2-person room (PLN 300)**. The handover referred to in item 9 may only take place at a time agreed with the Landlord with at least 3 days' notice, on business days between 8:00 and 16:00.
2. The Landlord is not responsible for damages suffered by the Tenant that were caused by normal use of the apartment, random events, or accidents.
3. The Landlord is not responsible for theft or break-in either to the premises or to the part thereof that is the subject of the lease. Securing the premises and its parts against theft and break-in, as well as any insurance of the furnishings, rests solely with the Tenant, who shall also bear all related costs.

4. Smoking of tobacco, e-cigarettes and other substances, and keeping animals, are strictly prohibited throughout the premises and in the building, unless the Landlord has given prior written consent. In the event of a violation of the above prohibition by the Tenant or a person to whom they made the leased subject available, the Landlord has the right to charge a contractual penalty of PLN 300 for each confirmed violation, regardless of the obligation to remedy damages exceeding the penalty amount. A violation may be confirmed by photographic documentation, a recording, a written statement of violation prepared by the Landlord, or a credible report from other residents.
5. Noisy parties and gatherings that disturb the peace of the building are prohibited throughout the premises. In the event of a second and subsequent violation, following a prior written notice, the Landlord may charge each Tenant present during the event a contractual penalty of PLN 200 for each violation.
6. The room that is the subject of the lease should be regularly ventilated by the Tenant, with this activity adjusted to the weather conditions outside. During the heating season, while ventilating the room, the thermostat on the radiator should be set to "0", which will reduce heat consumption.
7. The furnishings of the leased subject may only be used by the Tenant within the premises.
8. The Tenant is obliged to store their belongings in the room they occupy. Storing items outside the room is only possible with the consent of the Landlord and all other persons residing in the premises.
9. Any interference with the heat cost allocators installed on the radiators is prohibited, as is drying any items on those radiators.
10. The Tenant declares that they have been informed of the locations of the main water and gas shut-off valves and fuse boxes for the leased subject, and how they operate. In the event of a defect or failure related to the above utilities, the Tenant is obliged to immediately close the valves or switch off the fuses.
11. The Tenant is obliged to use all devices and equipment in accordance with the user manual and safety rules. The use of electrical devices with a power rating above 2500W that are not part of the premises' equipment requires the written consent of the Landlord, failing which it is assumed that the Tenant participates in the settlement of electricity costs at double the rate, and the total electricity cost for the other room tenants is reduced by that amount. If the Tenant uses a dangerous electrical device in the room (e.g., kettle, toaster, heater) without the Landlord's consent, the Landlord has the right to impose a penalty of PLN 500 for each violation.
12. In the event of loss of the key(s) to the leased subject, the Tenant is obliged to report this immediately to the Landlord. If the lock(s) to the entrance door of the premises must be replaced, the Tenant shall bear the cost of replacing the locks and having new keys made for all persons residing in the premises. The Tenant is prohibited from having any key received from the Landlord duplicated. In the event that the door to the leased subject must be opened in an emergency, the Tenant is obliged to notify the Landlord. The Tenant may commission the Landlord to perform this activity for a fee. In such case, the Tenant is obliged to pay the costs of opening the door as agreed with the Landlord, based on a receipt or invoice issued by the Landlord. The Tenant may not independently replace any locks in the leased subject. In the event of a violation of this provision, the Tenant shall bear the cost of replacing the locks and having new keys made for all persons residing in the premises.
13. Other persons may stay overnight in the leased subject together with the Tenant no more than twice per month. If overnights are found to occur more frequently, the Landlord has the right to charge the Tenant a contractual penalty of PLN 200 for each violation. In case of doubt, the parties agree that a notification by e-mail from two other room tenants is sufficient to confirm a violation of this prohibition.
14. During the term of the lease, the tenants of individual rooms are the only persons using the Internet supplied to the leased subject. Accordingly, the Tenants are obliged to use Internet access for lawful purposes; in particular, it is not permitted to download and share materials that infringe third-party copyrights or are prohibited by criminal law. Internet is supplied to the leased subject by a third party, and the Landlord is not responsible for the quality and parameters of the service provided by that party.
15. The Landlord has the right to inspect the condition of the leased subject at a time agreed with the Tenant, in the case of a room occupied by the Tenant. The obligation to agree on the above date does not apply to the common areas of the premises.
16. The Tenant is obliged to provide access to the leased subject for the purpose of heat cost allocator readings, following prior e-mail notification. The Tenant authorizes the Landlord and the person performing the reading to enter the leased subject in their absence.
17. During the term of the lease, the Landlord has the right to repaint the room after prior arrangement of a date with the Tenant.
18. During the last 4 weeks of the lease, the Landlord has the right to show the leased subject to prospective tenants, after prior notification to the Tenant, who is obliged to provide access for this purpose. For failure to provide access in this manner, the Landlord may charge the Tenant a contractual penalty of PLN 50 for each violation.
19. The Tenant may not operate the gas boiler controller on their own (applies only if the controller is located in a publicly accessible place in the apartment). The contractual penalty for each violation is PLN 500.
20. The Tenant undertakes to exercise due care when using the sewage installation in the premises. It is recommended to use only liquid or gel pipe-clearing products in accordance with the manufacturer's instructions, and to avoid using granule-form products that may damage the installation. In the event of defects arising from improper use of chemical pipe-clearing products, the Tenant is responsible for the cost of repair.
21. The Tenant undertakes to pass on to the Landlord information about any postal correspondence addressed to the Landlord delivered to the premises, within 14 days of receipt.

B – RULES FOR SETTLING CHARGES FOR THE PREMISES

1. In the event of arrears in rent or service charges referred to in the lease agreement, the Landlord has the right to charge the Tenant contractual interest at the maximum rate for late payment within the meaning of the Civil Code, for each day of delay.
2. In the event of the Tenant being in arrears or delayed with payments under the lease agreement, payments made by the Tenant, regardless of the description, may be applied by the Landlord first toward interest for delay, then toward outstanding rent and charges, and only lastly toward current rent and charges, regardless of the payment description provided by the Tenant.
3. The Landlord has the right to deduct from the deposit referred to in § 4 item 4 of the agreement all outstanding amounts due under this agreement, including outstanding rent, service charges, costs of repairs and remedying damages borne by the Tenant, and charges for above-standard utility consumption. If the deposit is insufficient to cover the above amounts, the Tenant is obliged to pay the outstanding amount within the deadline specified in the payment demand.
4. The parties agree that the rent indicated in item 1 includes the costs of utilities necessary for the use of the premises, covering standard utility consumption. Standard consumption means the average utility consumption in a given premises over the last 12 months preceding the conclusion of the agreement, taking into account the number of persons residing in the premises. Utility charges are independent of the Landlord and result from settlements made by the relevant suppliers. If the total utility consumption in the premises exceeds the standard consumption level, the Tenants shall be jointly and severally liable for covering the excess costs resulting from the utility suppliers' settlements, confirmed by invoices or statements received from the suppliers.
5. Upon termination of the lease and handover of the leased subject in a condition no worse than normal wear and tear, and in the absence of the Tenant's financial obligations for rent and service charges, the deposit amount shall be returned to the Tenant within 30 days of the return of the leased subject to the Landlord by the Tenant, confirmed by a signed handover report or photographic documentation prepared by the Landlord.
6. In the event of termination of the agreement by the Landlord for the reasons specified in Part C item 2 of the Rules and Regulations, the Landlord has the right to apply the deposit toward all outstanding receivables under this agreement, in particular in respect of rent, service charges, damages, and other amounts related to the lease relationship. If the deposit is insufficient to cover the above amounts, the Tenant is obliged to pay the outstanding amount within 7 days of delivery of the payment demand. The provisions of this paragraph concern termination for reasons attributable to the Tenant and do not affect the Landlord's right to terminate the agreement for reasons beyond the Landlord's control as specified in § 2 of the agreement.
7. The Tenant is not entitled to set off any receivables against the Landlord's claims under the lease agreement.
8. The rent is subject to annual indexation from January 1 of each calendar year by the positive consumer price index announced by the President of the Central Statistical Office in the Monitor Polski for the previous calendar year. Indexation occurs automatically and does not require an annex to the agreement.
9. The Tenant is obliged to correctly describe payment transfers, according to the following format:
 - Tenant's first and last name (e.g. Jan Kowalski)
 - Address of the rented apartment (e.g. Poznań, ul. Promienista 161B/1)
 - Type of payment: utilities or rent
 - Month to which the payment relates (e.g. month 09/2026), or the invoice number for the given month.

Example: Jan Kowalski, Poznań, ul. Promienista 161B/1, rent for month 09/2024

C – TERMINATION OF THE AGREEMENT

1. Early termination of the lease agreement before the agreed term is possible on the condition that the Tenant finds a replacement tenant, referred to as the "new tenant". Acceptance of the new tenant is at the discretion of the Landlord. The conditions for terminating the lease are: conclusion of a lease agreement between the new tenant and the Landlord on terms at least equivalent to the current lease agreement, or an annex confirming the transfer of the Tenant's rights and obligations to the new tenant, with provision of new insurance and security required by the agreement; no payment arrears on the part of the current Tenant; reduction of the Tenant's deposit in favor of the Landlord for costs related to concluding the new agreement in the amount of PLN 300.
2. The Landlord has the right to terminate the lease agreement without notice if:
 - the Tenant, despite prior written notice, uses the leased subject in a manner contrary to the agreement or the Rules and Regulations, inconsistent with its purpose, destroys equipment intended for common use, or violates the prohibitions set out in Part A of the Rules and Regulations;
 - the Tenant flagrantly or persistently violates the rules of the building, making it inconvenient for other tenants to use the premises;
 - the Tenant is in arrears with rent or service charges for at least two full payment periods, despite prior written demand and the setting of an additional 7-day deadline to settle outstanding and current amounts;
 - the Tenant has sublet the leased subject, made it available for free use, or in any other form to a third party without the required written consent of the Landlord;
 - more persons reside in the leased subject than indicated in § 1 item 6 of the agreement;
 - the Tenant, despite prior notice, refuses to provide access to the leased subject in cases provided for by the agreement or the Rules and Regulations, in particular for the purpose of remedying failures, carrying out repairs, meter readings, or showing the premises;
 - the Tenant's actions create a risk to the safety of persons or property in the premises, in particular through interference with electrical, gas, water or heating installations;

- the Tenant, despite prior imposition of contractual penalties, persistently continues to violate the provisions of the agreement or the Rules and Regulations;
 - the Tenant provided false data or made false declarations that influenced the conclusion of the agreement.
3. In the event of force majeure circumstances whose effects may be similar to those of the COVID-19 pandemic, the lease agreement remains in force. The Tenant is aware that such circumstances will not constitute grounds for terminating the lease agreement and will not entitle to claims related to its termination.
4. If the agreement was terminated for reasons attributable to the Tenant, or if the Tenant moved out without prior notice, the Landlord may charge the Tenant a contractual penalty equal to the rent that the Tenant would have been obliged to pay until the end of the agreed lease period.
5. In the event of the Tenant's death, the lease agreement terminates automatically on the date of the Tenant's death, unless the parties agree otherwise. The Landlord has the right to immediately take over the premises, subject to prior arrangement of matters related to any property left behind with persons authorized to act on behalf of the deceased.

I declare that I have read these Rules and Regulations, accept all of their provisions, and undertake to comply with them.

.....
TENANT'S LEGIBLE SIGNATURE