

THE TENANCY CONDITIONS

1. Because the accomplishment of the “Pasternik “ Commercial Center is at the early stage of the investment process, the made of two contracts is suggested by KARBUD ltd. co.:
 - a. The Business Establishment Engagement Tenancy Contract
 - b. The Business Establishment Tenancy Contract (Agreed Contract)
2. The annex to the BEETC will constitute the agreements of the BETC.
3. Entering into the BEETC, the tenant is obligated to pay the financial deposit of the amount equal to three-monthly payment of the basic rental with the VAT tax.
4. The deposit is redeemable in case the establishment contract is not entered for the reasons stated by the KARBUD ltd. co.
5. The deposit is not redeemable for the contract if the tenants withdraw through no fault of KRAKBUD ltd. co.
6. One of the paramount conditions of entering into the BETC with KRAKBUD ltd. co. is entering the BEETC with the amount motivating the economical building profitability of the whole or a part of the “Pasternik” Commercial Center.
7. The obligations of the tenants on account of the tenancy will consist of:
 - a) the basic rental
 - b) the turnover rental – depending on the amount of the basic rental and on the annual turnover of the tenant
 - c) The exploitation rental including:
 - the exploitation costs of the business establishment
 - contribution of the tenant in the exploitation costs of the Commercial Center
 - the marketing fee including advertisement and promotion costs of the Commercial Center
8. The rate of the basic rental will be subjected to the valorization half-yearly.
9. In the BET, the sort of the business activity led by the tenant will be specified.
Possible change in that scope demands receiving the acceptance of the KRAKBUD ltd. co.
10. The tenant will be obliged to receive all the permissions needed or the alignments required to the management of their business on their own.

11. The range of finishing of the usable service establishment will be handed to the tenant and determined in the BETC annex.
12. The tenant will be obliged to adjust the business establishment on his own expense according to the intended activity.
13. The sublet, exchange or restitution of the business establishment in whole or in a part (also free of expense) to the other interested demands former acceptance of the KRAKBUD ltd. co. in the written form.
14. The BETC will be in effect for the marked time. Recommended time is from 7 to 10 years.
15. The tenant is obliged to pay the financial deposit in the amount equal to nine-monthly payment of the basic rental with the VAT tax as a secure on account of realization of all financial obligations regarding KRAKBUD ltd. co. The deposit payment is liable on account of establishing this deposit.
16. The tenant is possible to receive the the project text of the BEETC and BETC