

FREE TRANSLATION OF DUTCH RENTAL AGREEMENT

BETWEEN THE PARTIES

XXX whose registered office is at Fly 35/001, 9030 Mariakerke kouter square, with company number: XXX here represented by XXX, residing in XXX, in his capacity as Manager) (Tel. + 32 475 71 65 11).

And

XXX, ' the hirer ' Home address country:

If several persons or parties signs as ' the hirer ' they are only getting severally and indivisibly liable to what was stipulated in this agreement.

It is agreed as follows:

Article 1: real estate

The furnished real estate including specific services, specified in the special conditions, shall place at the disposal for temporary stay is situated XXX,. The agreement covers no hotel services.

It concerns an agreement of common law.

Article 2: period of agreement

Parties agree that this agreement applies to an period of XXX, unless an extension is agreed, in mutual agreement as early as possible but no later than before the last month of this temporary agreement is valid.

The ' tenant ' contacts in this regard the ' landlord ' by mail on condition of confirmation of receipt from the landlord

If the ' tenant ' decision to terminate the agreement prematurely and it concerns a temporary agreement of less than three months-is liable to pay compensation equal to the current term of the temporary agreement + an additional charge equal to 1 month's rent. In the cases that the temporary agreement over 3 months rent is, the notice period is 3 months and a fee of 3 months due if this notice is not respected/was.

Article 3: monthly rental price

The monthly rental price is XXX euro and does not increase as long as the temporary rent less than one year. There is a review of the rent if the period, including extension, exceeds the period of one year.

This rental price applies to maximum XXX people. If the apartment is inhabited by more than two persons and is used, the rental price will be adjusted with XXX euro/person/night.

In addition to the rental price charged the ' tenant ' a monthly bundle as a share of the costs and the consumption amount of XXX euros. This flat rate applies to pro rata participation in the costs of use and elevator maintenance, maintenance and cleaning of common parts, electricity consumption, (hot) water, heating, tv, internet, Wi-Fi, retrieval, garbage etc. The ' landlord ' reserves the right on 1 January of each year to increase the monthly cost contribution if the consumption and/or the rise in fixed costs.

The payment of rent and costs must be submitted no later than the XXX of the month preceding the month to which it relates, are deposited on the account of the lessor, i.e. account number of XXX, nr XXX at XXX.

All not timely paid rents will yield a legally and without proof of default interest of 12% per year and increased with a lump sum equal to 10% of the monthly rental fee in force at that time due to induced reminder and collection costs.

The ' tenant ' must itself responsible for the putting out of paper and glass on the by Ivago captured days (see calendar); These collections are free of charge. Each ' tenant ' is also in for delivering bulky waste; oils, hazardous waste etc. On the other hand, the residual waste can be deposited in the grey containers, whose collection is paid by the landlord.

Article 4: rental guarantee (caution)

The rental guarantee of XXX months rent (given the temporary contract is less than 6 months) is deposited into a savings account XXX, clearly stating "contractual rental guarantee for apartment XXX and the date of signature of the rental agreement.

This guarantee serves to assure that ' the hirer ' will fulfil all obligations of this agreement. This guarantee will be released, after deduction of any amounts due, over the term of this agreement and after a good and full compliance with all its obligations will be established by ' the landlord '.

Article 5: general description

' The hirer ' declared the rented good to have seen and to have received it in good repair and having found no visible defects, with the exception of this listed in the place name. He acknowledges that the rented product in good condition of safety, health and habitability.

The place name includes both 1) a general description of the condition of the rented good as 2) an inventory of furniture, décor and home supplies that are part of the letting.

There may be no works are carried out by ' the hirer ' without written consent of ' the landlord '. ' The landlord ' will always may require that the premises the tenant's expense, ' ' in the original condition be restored, unless contrary written agreement. This applies to all kinds of works (painting, drilling, nails or screws in the wall, confirmations); preliminary consultation with and approval from the landlord required.

There should be a lease for apartment XXX put up at initial operation, which remains valid for the duration of the initial agreement and subsequent renewals. There is also a place name upon termination of the agreement. This site descriptions be drawn up in duplicate and signed by both parties, each party receives a copy.

Article 6: repair and maintenance of the property

• ' The hirer ' takes care of the property and is responsible for the daily maintenance (cleaning, watering plants, etc.); • ' The landlord ' takes the major repairs to the building, including dependant be understood the repairs to the roof and the masonry as well as painting the outer joinery. ' The hirer ' will ' the landlord ' notify immediately of the need to carry out these repairs. ' The hirer ' will have to tolerate the repair work and declares no damage compensation. Also the smaller repairs, including is understood the maintenance and servicing of the heating, electricity and gas plant, checking the sanitary installation, the emptying of the wells are initiated by ' the landlord ' every time When you need.

Article 7: insurance

' The landlord ' will the risks of fire, glass and water damage, insure adequate throughout the duration of the contract. The story of need to third parties are insured. The policy provides for a distance of story against ' the hirer '.

' The hirer ' ensures itself for possible damage following the use so well in original state can be restored and also provides a cover for damage to and loss of personal items. ' The hirer ' ensures also for direct or indirect damage to third parties.

Article 8: sublease

Sublease is not allowed without the written and prior agreement of the lessor.

Article 9: destination of the hired property

It is explicitly agreed between the parties that:

• This agreement not covered by the property rental law, having regard to the rent property does not serves as a primary residence by the tenant 'bewoner. ' The principal residence of the tenant 'bewoner ' is: xxxxxxxxxxxxxx. The tenant/occupant can specify the temporary residence address to official institutions of the country where tenant/occupant staying temporarily with a view to handling administrative formalities. • This agreement not covered by The rental law, given these hiring no serves as the local 'bewoner ' for the tenant or for a professional activity of the tenant/occupant. • This agreement not covered by the Decree of July 10, 2008, because the residents there can stay in the framework of their job or with an eye on business contacts, but the property will only be useful as everyday living environment and not for the performance of their job or profession. • destination of the private use is good for everyday stay (no main residence or official residence) because of temporary employment in region of Ghent-"business flat" or other circumstance of temporary duration.

The destination of the property rented by the tenant ' may ' or any subtenant or occupant not accepted are subject to change without prior written approval of ' the landlord '. Respecting these destination is an essential ingredient of this lease, without which ' the landlord ' they would not have closed. In the event the tenant or subtenant may be accepted ' without permission from ' the landlord change the destination, this is a ground to the dissolution ipso jure of the lease.

Any tax meerland on the part of ' the landlord ' will on ' the hirer ' can be recovered from.

Article 10: embellishment, improvement...

All embellishment, improvement and change work on the leased premises shall only be carried out subject to prior and written consent of may ' the landlord '. Unless written contrary stipulation they will continue for the benefit of ' the landlord ', without compensation, without prejudice to the right of ' the landlord ' restore the original state.

Article 11: pets

Pets are only allowed with prior written consent of ' the landlord '. This permission serves as a mere acquiescence to. Every nuisance, of whatever nature, is by nature a one-sided and immediately end the consent.

Article 12: notice

During each period of notice, as well as in case the rent for sale, will ' the landlord ' entitled the rented product may be visited by appointment with candidate tenants or buyers on the days and hours, determined by mutual agreement. In this Habitat, ' the landlord ' also have the right to make pamphlets on the rented product. In addition, ' the landlord ' the right at any time and on request of the rented product easy to visit with a view to review it.

Article 13: taxes

All possible taxes and fees that the property be imposed by any possible objections and governance, will be charged pro-rata rental period the tenant ' "(with the exception of K.I.). n.

Article 14: place of residence

' the hirer ' is required upon his departure (s) ' owner ' to confirm his place of residence or his new home choice sign with an eye on handling of all possible formalities resulting from his temporary stay in the rented product.

Article15, disagreement

In case of disagreement, only the courts in Ghent are competent.

Put up to XXX on XXX, in four copies, of which three are handed over to the tenant, with a view to registration, and the fourth remains in the hands of the landlord who acknowledges to have received a copy.

The landlord the tenant
(read and approved)
(signature (s))

The hirer,
(read and approved)
(signature (s))