

LEASE CONTRACT at Nord Norsk Student og Elevhjem

§ 1

Between NNSE, John Colletts All 110, Pb 10, 0870 Oslo and EX EX EX

Date of birth EX EX

This is an agreement for rental of a room at NNSE Oslo. The term/period of renting is set out in this contract and the additional house regulations and rules.

§ 2

The rent includes the right to use common areas as the showers, living rooms, kitchens, laundry room. This with the extensions and restrictions determined by the administration.

§ 3

The lease is effective from the EX EX until 31st of May EX EX.

If the tenant wants to extend the lease period over the summer in conjunction with expanded education, an application must be submitted to the administration by May 18th.

If the tenant gets extended lease beyond May 31st, the tenant may be moved to another room if the administration finds this necessary.

§ 4

The rent is to be paid one month in advance, before the last day of the preceding month. Late payments may cause extra fees that will be charged the tenant. The rent is also remuneration for lighting, heating, cleaning of common areas and stairs. Prior of moving in the rent for the first month must have been paid. The rent payment is counted for a whole month in the period from September to May. In the period from June to August the payment may be paid for half a month. The rent for the last month of leasing shall be paid in advance as usual; it is not an opportunity to let the rent be settled by the deposit. Tenant / administration have the right to terminate the tenancy with one month's notice counting from the first of consecutive month. Notice must be given in writing. The notice message must state the new address of the tenant.

§ 5

Before the tenant can move into the room the tenant must have paid the full deposit, this will throughout the tenancy stand as security for payment of rent and other additional costs. The deposit will normally be returned within max two months after moving out. There will not be paid interest on the deposit. Deposits that have not been paid out due to lack of data from the tenant and that has not been claimed will after one year of moving out become the property of the house.

§ 6

If the tenant does any violations according to the lease contract, the administration may terminate the contract and the tenant is then obliged to move out. The tenant approves eviction of the Enforcement Act § 13-2, 3 paragraphs. A tenant who moves out on the request from the administration by eviction due to the breach of the lease contract, is obliged to pay the rent for the time that is left on the lease, this will however end if the room gets hired out to a new tenant. In addition, tenant must pay the costs of eviction, litigation and the preparation needed for a new tenant to lease the room.

§ 7

Subletting is not allowed.

It is not allowed to live more than 1 person in the room then stated in the contract, without further agreement with the administration.

§ 8

Rental shall be made to students and apprentices, preferably residents from Northern Norway that are in Oslo for their education's sake. If excess capacity at the house, rooms may be rented out to students and apprentices from other geographical locations, national and international.

The tenant is obliged to inform of the purpose of the stay in Oslo and shall immediately notify if there's any changes in the student status or change of faculties. On request the tenant must be able to show a valid student card / school certificate or similar.

§ 9

Upon acceptance of this contract the tenant approves rent rates, the current house rules and regulations and other provisions as may be determined by the Administration, the Board or public authority. Further the tenant confirms that he has put himself into the fire safety instructions at the house and are familiar with and respects emergency procedures. The tenant is informed that it is not allowed to smoke in the rooms or other common areas of the house. Violation of this will result in termination of the tenancy agreement.

§ 10

Unless otherwise agreed in writing, the settlement of this lease is used as base in renewal of the contract, there will not always be necessary to write a new contract. The same rule can apply when moving from one room to another. This contract can be extended through the summer months if applied with the summer extension form.

§ 11

The rental agreement is under the national Norwegian law of Rent Act.

With this document signed, the administration and the tenant are aware of and approves the lease terms of this contract with the mentioned referrals as House rules and Fees for extra services.

The contract is issued in two copies - one for each of the parties.

ROOM NUMBER EX EX

MONTHLY RENTAL FEE EX EX

..... EX EX

..... EX EX

Administration NNSE

Tenant

John Colletts alle 110, Pb 10, 0870 Oslo Norway

drift@nnse.no www.nnse.no Phone +47 222 33 451

Date..... EX EX