

The UL Official Hotel Living Space (Shared Lodging) Lease Contract No. _____

At Riga _____, 20__

The University of Latvia, hereinafter referred to as **Lessor**, represented by its Official Hotel (hereinafter referred to as OH) Superintendent, _____, who acts on a basis of the UL Rector's Order, as the

one party hereto, and _____, Personal ID Number _____, hereinafter referred to as **Lessee**, as the other party hereto, make this Living Space (Shared Lodging) Lease Contract (hereinafter referred to as **Contract**) as follows below:

1. Lessor shall hand over, and Lessee shall accept in paid usage a shared lodging in room No. _____, having its total area of _____ sq.m., in the UL OH located in Riga at _____, with the rights to use, jointly with other Lessees of the said building, sanitary and other equipment and premises in general common use in this OH.

2. Technical condition and room equipment of the OH premises are as follows:

2.1. The OH premises are equipped with central heating, water supply line, sewerage, gas, cold and hot water, electric lighting.

2.2. The structural elements of the room are in the following condition:

#	Structural elements	Characterization
1	Walls	
2	Floors	
3	Ceiling	

#	Structural elements	Characterization
4	Doors	
5	Windows	
6		

2.3. Lessee shall accept in use, and at vacating the OH hand over to Lessor the following inventory within the room:

#	Inventory description	Q-ty	Note
1	Bed / Mattress		
2	Wardrobe		
3	Chair		
4	Table		
5	Bedside Table		

#	Inventory description	Q-ty	Note
6	Curtains Boom		
7	Table Lamp		
8	Wall Outlets/Switch		
9	Chandelier		
10			

2.4. Both the room and its inventory shall be handed over in the same condition as it was on the acceptance day. This condition is known to both **Lessor** and **Lessee**.

3. PROCEDURE OF PAYMENT

3.1. The amount of monthly rental for the handed over in use shared lodging within the room shall be Ls _____.

3.2. At signing this **Contract**, Lessee shall pay the rental for a current month, as well as security money for ensuring performance of his contractual obligations in the amount of double monthly rentals.

3.3. The procedure of using the above-mentioned security money by the OH shall be established by Regulations on the amounts of rentals and security moneys, and the order of their use, as approved by the UL Rector, these being mandatory for all lessees at the official hotel:

3.3.1. in case that Lessee violates the terms and conditions of this **Contract**, or Internal Order Regulations of the OH, this resulting in unilateral termination of this **Contract**, Lessor shall not pay the security money back to Lessee;

3.3.2. in case that at expiration of this **Contract** the security money has not been used at all or was partly used, it shall be fully or in its residual part paid back to Lessee upon his written request.

3.4. Lessee must pay the rental specified above for each succeeding month not later than on the last day of current month either at Cashiers' Office of the OH or into a bank account indicated by **Lessor**.

3.5. At expiration of this **Contract**, Lessee shall pay in full to **Lessor** a debt (if any) and compensation for his caused damages (if any).

3.6. In cases that payment of the rental is delayed, the fine for delay shall be paid in the amount of 2% of the outstanding rental for each day in such delay.

3.7. Lessor shall reconsider the amount of rental not more frequently than once a year, and any changes in the amount of rental shall be executed by the UL Rector's Order, which shall be deemed by the both Parties binding from the moment of its issue; should the case be that the changed amount of rental is unacceptable to Lessee, Lessee shall be entitled to break this **Contract** and vacate the premises according to the terms and conditions of this **Contract**.

4. TERM OF CONTRACT, AND TERMINATION OF CONTRACT

4.1. This **Contract** shall enter into force on the date of its signing, and is made for the term till June 30, 20__.

4.2. In order to extend the term of **Contract** for the purpose of living at the OH during summer months (July - August)

- and/or for the next academic year, it is necessary to execute an additional agreement by June 15 the latest.
- 4.3. In case that the term of Contract is not extended, Lessee shall vacate the living room by the final term specified in this Contract. If he fails to vacate the room, Lessor shall evict Lessee without providing him with any other living space.
 - 4.4. In case that Lessee is discharged from the UL students' number, he shall vacate the living room by the term indicated by Lessor.
 - 4.5. Lessee shall be entitled to either break or amend this Contract at one month written notice to Lessor, at that fulfilling all his obligations under this Contract.
 - 4.6. Lessor may evict Lessee from his occupied living space in the events and according to the procedure provided for in Living Space Lease Act, including inter alia, if Lessee fails to pay the rental for the living room for more than three months, or if Lessee fails to observe the Internal Order Regulations at the OH.
 - 4.7. This Contract may be broken or amended by mutual agreement between Lessor and Lessee, fixing any amendments in written.

5. OBLIGATIONS OF LESSEE

- 5.1. Lessee shall be obligated to use the living space only for the purposes it is intended for, observe commonly accepted norms within the OH premises and in the adjacent territory.
- 5.2. Lessee shall be obligated to observe the Internal Order Regulations at the UL OH, as well as the established terms of payment.
- 5.3. Lessee must obtain from Superintendent a pass for entering the OH, keys and necessary inventory.
- 5.4. Lessee shall assume full responsibility for any persons staying at the OH upon his invitation
- 5.5. Lessee shall be obligated to coordinate use of his personal electric appliances with the OH Superintendent, listing the said appliances in Annex 1 to this Contract, which is an inseparable integral part of this Contract, and be fully responsible for use of personal household electric appliances at the OH, and any consequences in the event of their damage.
- 5.6. Lessee shall be obligated to maintain the premises according to the requirements of sanitary engineering, electric safety, fire safety and other norms established by the state and local governmental authorities, thrifly consume water and electric power, take care of electric wiring, sanitary engineering equipment, kitchen appliances and other inventory within the OH premises, and reimburse Lessor for any losses and damages incurred due to Lessee's negligence in full or jointly with other lessees of the OH.
- 5.7. Lessee shall not be entitled to unwarranted, ie. without coordination with Superintendent, relocation to any other room, or to change his occupied room's lock.
- 5.8. In the event stipulated in Clause 8.2 of this Contract, Lessee shall relocate to other room within the same OH or at some other one.
- 5.9. Lessee shall be obligated to clean the room and maintain it in good order on a regular basis.
- 5.10. Lessee shall be obligated to notify Lessor immediately of any damages occurred within the OH premises, and in case of emergency take urgent measures for elimination of such damages.
- 5.11. At breaking or terminating this Contract, Lessee must within two working days hand the room over to Lessor in the same condition as it was on the day when Lessee accepted it; settle all payments, and hand over to Superintendent the received inventory and key. In case that he fails to hand over the said inventory, Lessee must reimburse Lessor for any and all losses incurred for that reason.

6. RIGHTS OF LESSEE

- 6.1. Lessee shall be entitled to perform on his own account a redecoration of the room handed over to him in common use according to "The University of Latvia regulations on performance of repair works in official hotels".
- 6.2. Upon expiration of this Contract, provided that Lessee has met his contractual obligations, he shall be entitled to renew this Contract upon coordination with Lessor, to this end making an additional agreement.

7. OBLIGATIONS OF LESSOR

- 7.1. Lessor must register Lessee according to the established order in the OH premises, and accommodate him therein for the period of studies, provide him with shared lodging, issue inventory, key and pass.
- 7.2. Lessor has to collect rental, performance security money and fine for delay in payments in the events, amounts and by terms specified herein.
- 7.3. Lessor must demand, that Lessee stops staying of any persons unlawfully accommodated in the OH premises handed over to him in use.
- 7.4. Lessor has to fix the amount of compensation from Lessee for any repair performed in the premises, not exceeding the amount of rental for one month.
- 7.5. Lessor has to carry out general inspections of the OH premises, also ensure testing and technical servicing of their equipment, amenities and appliances as provided for in the regulations on technical operation of a dwelling house.
- 7.6. Lessor must ensure cleanness and tidiness in kitchen and other rooms in common use, as well as in the territory adjacent to the OH.

8. RIGHTS OF LESSOR

- 8.1 In case that Lessee fails to clean and keep the living room in good order, Lessor shall be entitled to cause such cleaning to be made for money, upon coordination of the issue with the OH Students' Self-government in the presence of one of the lessees of the room.
- 8.2 Lessor shall be entitled to relocate Lessee, should this be necessary to Lessor, to other room at the same or some other OH at prior notice.
- 8.3 Lessor shall be entitled to prohibit keeping any pets in living rooms and premises in common use.
- 8.4 Any property left within the premises for more than 30 days after expiration of contractual obligations shall be considered a property without its owner, and may be disposed by Lessor at his own discretion, assuming no liability for any possible losses.

9. OTHER PROVISIONS

- 9.1 Any and all matters not provided for in this Contract and the OH Internal Order Regulations, shall be resolved according to the laws currently effective in the Republic of Latvia and to other normative acts.
- 9.2 Any and all disputes, which may arise between the Parties, shall be settled by their mutual agreement; in case that no agreement can be reached, a dispute shall be referred for consideration at court or other authorized institution.
- 9.3 Contractual relations shall be deemed completed if the Parties have completely fulfilled all their obligations under this Contract.
- 9.4 Lessee hereby acknowledges that he got familiarized with the OH Internal Order Regulations, and undertakes to observe them in full.
- 9.5 This Contract is drawn up in duplicate, one copy to be kept by Lessor, and another by Lessee.

10. ADDRESSES OF THE PARTIES

LESSOR - legal address: 19 Raiņa Blvd., Riga LV-1586

LESSEE - declared domicile: _____

Contact person: _____ name, surname Telephone: _____

LESSOR

LESSEE

_____ signature, date

_____ signature, date

- 11. The Lessee hereby acknowledges, that he got familiarized with the UL OH Internal Order Regulations, Fire Safety Regulations for lessees of the OH, Instruction on household appliances use at the UL OH, and also with Electric Safety Regulations, as well as with actual condition of the premises and their equipment, and was warned about possible administrative, civil or criminal liability for non-observance of the said regulations.

LESSEE _____ signature, date

ADDITIONAL AGREEMENT No. 1

At Riga, _____, 20 ____

Pursuant to Clauses _____, 4.2, 4.7, 6.2 of this Contract, the Parties hereto agree to prolongate the term of this Contract from _____ through _____. For Lessee, the amount of monthly rental for the shared lodging handed over to him for use shall be fixed at Ls _____.

LESSOR

LESSEE

_____ signature, date

_____ signature, date

