

	<p>The contracting parties hereafter called "lessor" and "lessee", conclude a lease agreement for residential rooms, which are defined as "Mietobjekt" (=lease object) in this lease agreement. The residential rooms are only leased for temporary use (to a maximum of 6 months) as a second home or to a certain purpose.</p>	
	<b>lessor</b>	<p><b>Palacina Property GmbH, Winterfeldtstr.3, 10781 Berlin, vertreten durch ihren Geschäftsführer Hr. Sujit Shah</b></p>
	<b>lessee</b>	<p><b>The tenant undertakes to present a copy of a valid personal document under information of his valid present registration address before move.</b></p>
<b>§ 1</b>	<b>Lease object</b>	<p>In the building, Winterfeldtstraße 3, 10781 Berlin a nearer described lease object is leased.</p> <p>The lease object is an enclosed furnished residential unit, equipped with a kitchen and various modular cabinets.</p> <p>For the sole use, there is the possibility to lease a parking space.</p>
<b>§ 2</b>	<b>utilization</b>	<p>The lessee is allowed to use the lease object only for residential purposes. If he wants to sublease or use the lease object for other purposes, the lessors prior consent is needed, which must be given in written form.</p>
<b>§ 3</b>	<b>Fixed term of lease</b>	<p>The contracting parties agree to a fixed lease period with no right to give notice of termination. It ends without the need for a further termination. The tenancy is not extended by the fact, the lessee uses the leased object after the termination date, section 545 German Civil Code is excluded.</p> <p>The parties can renew the contract. The renewal request must in each case be sent in written form at least till the half of the contract rental period.</p> <p>A termination is excluded, except a termination of extraordinary reason.</p>
<b>§ 4</b>	<b>keys</b>	<p>At the beginning of the lease period, the lessor gives all of the required keys to the lessee. The lessor does not retain any key. The lessee shall not copy the keys without the permission of the lessor. The permission must be given in a written form.</p>
<b>§ 5</b>	<b>Monthly rent</b>	<p>The monthly amount includes the basic monthly rent, the operating costs, the possible miscellaneous rent for the parking space plus VAT in current statutory level.</p> <p>The lessor can transfer increased operating costs to the lessee.</p>
<b>§ 6</b>	<b>payment</b>	<p>The total rent for the whole rental period is to be paid at the latest by the third working day after the beginning of the rental period by transfer into lessor´s bank account. A standing money transfer order is advised.</p> <p>The possibility of the payment via current credit card (VISA, MasterCard, American express train) is put away for the lessee. On payment with credit card a fee becomes due at the rate of 2.75% of the whole amount and is to be compensated with the payment of the rent price.</p>
<b>§ 7</b>	<b>Operating costs</b>	<p>Above the operating expenses the renter settles accounts towards the tenant in each case after occurred extract, at least however, once a year.</p>
<b>§ 8</b>	<b>Defects, maintenance</b>	<p>In case of a defects of the lease object the lessee must immediately inform the lessor about the damage.</p> <p><b>Small repairs:</b> The lessee must pay the repairs up to an amount of EUR 75,00, respectively to a height of 8% of the total rent upon the whole lease period. This responsibility of the lessee applies regardless of a fault of the lessee. The included objects are especially:</p> <p>Radiator valves, faucets, locks, windows, blinds and awnings.</p>

<b>§ 9</b>	<b>inventory</b>	The lease object is a complete furnished residential unit. The lessee has to check the inventory about the objects provided in the rent object and pieces of furniture to sign the list. For with extract of the tenant missing objects the renter is entitled to assert compensation claims. The complete inventory must be cleaned, maintained and repaired regularly by the lessee if needed at his own cost during the term of the tenancy.
<b>§ 10</b>	<b>liability</b>	(1) The lessee can be held liable for every damage or defect of the lease object, which are based on a violation of his duty of care during the rental period. The lessee is also liable for damage done by persons who are attributable to the lessee, for example relatives.  (2) If other people cause damage on the lease object, the lessee is obligated to submit details about these persons to the lessor. In case of a criminal offense, the lessee must help the police to get the required details about these persons or the details about the criminal action.
<b>§ 11</b>	<b>Housing design</b>	Housing design is the color scheme for wall and ceiling paintings and fixtures, as well as the type of wallpaper  If the lessee changes the housing design after the beginning of the rental period, he is indebted to restore the default after the end of the lease period. If the design corresponds to the generally accepted standards, this obligation is canceled.  Not included in this regulation are facilities according to 539 German Civil Code.
<b>§ 12</b>	<b>Decorative repair</b>	(1) Renovations are: Repair, cleaning and maintenance works. These works must eliminate usual traces of use of the lease object.  (2) The lessor is not liable to make renovations or cleaning works during the lease period.  (3) The lessee is obligated to make renovations immediately, if the lease object is dirtier than usual, to eliminate all damages. The lessee is also indebted to eliminate all adverse effects caused by smoking or tobacco.  (4) Renovations, that must be conducted after the end of the lease period, the lessee must conduct in compliance with the rules listed above (nr. 11).
<b>§ 13</b>	<b>Thorough cleaning</b>	After the end of the lease period, the lessee is obligated to conduct a thorough cleaning. The lessee can hire the lessor to clean the lease object.
<b>§ 14</b>	<b>Regular cleaning</b>	The lessee has an obligation, to keep the lease object and the inventory clean and handle it with care. The lessee must regularly ventilate the apartment.  In addition, the renter offers a weekly basic cleaning of the rent object.
<b>§ 15</b>	<b>Sublease</b>	The lessee is allowed to use the lease object only for the purpose, mentioned above. If he wants to use the lease object for other purposes or for sublease, the lessor's prior consent is needed, which must be given in written form. If a visitor lives in the lease object longer than six weeks, the lessee must immediately inform the lessor. In this case, the lessor has the right to adjust the monthly rent and/or the operating costs.  An overcrowding of the apartment is forbidden. At contravention the tenant obliges himself to pay the lessor a penalty for breach of contract in the amount of EUR 100.00 per person and per day.
<b>§ 16</b>	<b>Animal husbandry</b>	The lessee may keep pets only. Every other kind of animal requires the lessor's consent. Pets are animals, which are kept in closed cages and don't walk around in the apartment.
<b>§ 17</b>	<b>Entering of the lease object</b>	The lessor may enter the lease object in order to determine the necessity of works or the condition of the lease object. He is entitled to consult another person or to allow inspection solely by third person. In the case of imminent danger entrance to the object is allowed at any time. If the lessor intends to sell the lease object, he or his representative may enter the lease object by the prospective buyers on working days from 09.00 am to 19.00 pm.  If the tenancy has been terminated, the lessor or his representative may enter the lease object accompanied by prospective new lessees at the same time.  The lease object may be entered after a 2-day prior notice. The lessee has to ensure that the lease object can be entered also while he himself is absent.  In certain cases the lessee may disagree to an inspection, in case of important reasons, he must offer an appropriate alternate date in this case.

<b>§ 18</b>	<b>Structural changes</b>	Structural changes at and in the lease object can only be carried out with prior consent of the lessor.  After the end of the tenancy, the lessee must restore the original state.
<b>§ 19</b>	<b>Security deposit</b>	The tenant commits himself to doing the provision of a sum of money as a renting security in the amount of 50% of the total amount. The bail has to be deposited together with the payment of the complete renting amount.  The bail has to be repaid after statement of the tenant plus the accrued interest under invoice of possible lessor demands on the tenant. Possible damages caused by the tenant or other demands standing in connection with the tenancy of the lessor against the tenant are settled directly with the bail to be refunded.
<b>§ 20</b>	<b>termination</b>	Termination of the tenancy:  a.) After the end of the lease period, the lessee must give all held keys to the lessor.  b.) After the end of the tenancy, the lessee must return the leased object in a condition, which is in conformity with the regulations of the tenancy contract and this terms. (decorative repairs and cleaning (nr. 12 and 13 above)  c.) If the lessee left behind objects at the end of the lease period, the lessor is entitled, despite written requests to no avail and an expiry time limit of a 10 calendar day, to have such objects commercialized by an auctioneer, who is accredited for public auctions. The lessee is entitled to the proceeds of the sale minus the accruing costs. If the auction certifies the worthlessness of the objects in writing, the lessor may proceed as being the owner.
<b>§ 21</b>	<b>Majority of persons</b>	Several lessees are liable for all obligations of the lease as a joint and several debtors. Several tenants are liable for all obligations from the tenancy opposite the lessor as a joint debtor. The same is valid if the lease was concluded and signed by a representative.  The statements of one or other lessee are legally binding for the others. The lessees are regarded mutually in this respect authorized, except with notices of termination and terminations of this lease by mutual agreements.  With several (more than one) lessors, each one is entitled to make and receive declarations of intent which are effective for all other lessor. The lessors are considered to have each other authorized mutually.
<b>§ 22</b>	<b>Miscellaneous</b>	Included is a standard-WiFi. If required the tenant can book higher ranges, or bigger capacities against payment with the renter. Over this, a written arrangement will be closed.