

**CPH:OFFICE**

**COMMERCIAL LEASE**

**- CPH:OFFICE FREE**

SUBLETTING: CPH:OFFICE ApS, Rosenørns Allé 31, DK-1970 Frederiksberg C

ADDRESS: Rosenørns Allé 31, DK-1970 Frederiksberg C.

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**LEASE****§ 1. The parties and the leased**

CPH:OFFICE ApS, Rosenørns Allé 31, 2, DK-1970 Frederiksberg C. (hereinafter referred to as the "subtenant"), hereby sublets to the company identified via the order form <http://virtuelt-kontor.dk/bestil-virtuelt-kontor.php> (hereinafter referred to as the "tenant") office service FREE in the property located Rosenørns Allé 31, 2, DK-1970 Frederiksberg C.

Office Service FREE includes access up to 3 (three) days per quarter to designated workplaces in so-called coworking areas (open office areas) with desk, office chair, power plug, and Internet access. Included in the lease is access to shared kitchens with free coffee, tea and chilled water.

Meeting rooms can be booked according to the current price list.

Key tags are provided that give access to the office areas as well as keys to private mailboxes. If key tags or keys to mailboxes are lost, these are settled at DKK 200.00 each.

Working days must be pre-booked by contacting CPH:OFFICE by phone or e-mail, after which the key tag will be activated for access for the agreed day. Guests can be included using additional business days.

If you need access beyond the included 3 days per quarter, vouchers of 10 (ten) days can be purchased for DKK 1,995.00 ex VAT. Vouchers have a validity of 12 months. Any unused clips after 12 months will be cancelled and will not be compensated. Purchased days are always used after use of the quarter's accompanying days.

**§ 2. Use**

The rented property must be used as an office and business address and may not be used for any other purpose without the subtenant's written consent.

The subtenant bears neither responsibility nor risk for the tenant's specific use of the lease. The tenant is therefore responsible for ensuring that the agreed use is not subject to special public regulations and is obliged to obtain and maintain all permits required with respect to the leased. The subtenant must be informed of regulatory requirements without undue delay and receive a copy of the necessary permits.

The subtenant is entitled to sublet or use other premises in the property for the same industry and use as the tenant's.

The tenant has name tags installed in the stairwell and on the mailbox. If the company's name is to be presented on signs outside the building, this will be agreed and settled separately.

### **§ 3. Entry into force**

The lease takes effect on the date specified by the tenant on the order form <http://virtuelt-kontor.dk/bestil-virtuelt-kontor.php>.

### **§ 4. Termination**

The lease may be terminated by the subtenant immediately to the end of a settled period.

On the part of the tenant, the lease can be terminated immediately to the end of a settled period.

### **§ 5. Subletting**

The tenant does not have the right to transfer the right to use the rented property to others.

The tenant does not have the right to sublet the rented property either in whole or in part.

### **§ 6. Monthly payments**

The fixed monthly rent is DKK 495.00 / EUR 69.00.

Any rental of parking space or mailing is settled by separate agreement.

The rent is due quarterly in advance each on 1 January, 1 April, 1 July and 1 October and is paid by debit card. The tenant bears fees associated with payment of rent, etc. If payment is to be made by bank transfer, an administration fee of DKK 125.00 will be added.

The first payment shall be made on the date of entry into force, with rent payable for the period from the date of entry into force until the end of the quarter in question.

All claims arising from this contract or the Commercial Tenancy Act are monetary obligations. The tenant may not refrain from paying rent or other services on the due date or make deductions therefrom, even if he may have a counterclaim against the subtenant.

### **§ 7. Price index/percentage adjustment**

On 1 January each year, the rent in force at the time of adjustment shall be adjusted by the percentage change in the net price index, with a minimum of 3%.

Even if the subtenant forgets to make one or more adjustments to the rent in accordance with this provision, the subtenant does not lose the right at any later time to make the forgotten adjustments and thus demand retroactive effect from the tenant the resulting rent increase, unless the subtenant has expressly waived this.

**§ 8. VAT**

All services under this rental contract shall be subject to the VAT rate applicable from time to time.

**§ 9. Disputes**

Any dispute that may arise in connection with this lease must be brought before the housing court of first instance.

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