

Rental contract for Apartment, Valfrid Palmgrens 1, Stockholm, Sweden

Landlord

Name S-BAU SK, s.r.o. Slovakia filial Sweden	National identification number Reg. No:516405-0568 VAT No: SE516405056801
Address Storgatan 106	
Postal code, City 881 40 Sollefteå, Sweden	

Tenant

Name SLOVAKIA TRAVEL	National identification number Reg. No: 53 667 506 VAT No: 2121468976
Address Suché mýto 7045/1	
Postal code, City 811 03 Bratislava, Slovak Republic	

Rental property

Address Valfrid Palmgrens 1	Postal code 113 69
Apartmentnumber 21-16-05	City Stockholm
Size in sqm 105 m ²	Number of rooms 4

- ☐ Attic storage (no: _____).
☐ Basement storage (no: _____).
☐ Other (Name what: _____).

Rental period

Start date April 15, 2025	End date (or until further notice) September, 2026
Notice period (in months) 18 months	

Rent

Rent: total rent amount 25 000 SEK/month including all additional costs (heating, water, waste, internet, cable TV, electricity, gas etc).

The rent shall be paid in advance to the owners account (every month latest to 25. day).

Depositum in amount 50 000 SEK shall to be paid till April 15, 2025.

Apartment is fully furnished by owner.

- ☐ Per month
- ☐ For the entire rental period (lump sum)

The rent is adjusted in accordance with the provisions set out in the Rent Act (Hyreslagen).

- ☐ The landlord offers access to a parking space.
 - ☐ Included in the rent.
 - ☐ Offered for: _____ SEK per month.
- ☐ The landlord offers access to garage space.
 - ☐ Included in the rent.
 - ☐ Offered for: _____ SEK per month.

During the rental period, in addition to the monthly rent specified above, the tenant must also bear the following costs. The tenant receives separate invoices for the costs listed below, the size of which depends on the tenant's consumption.

- ☐ Heating
- ☐ Household electricity
- ☐ Cold water
- ☐ Hot water
- ☐ Other: _____

Insättning på:

- ☐ Plusgiro no: _____
- ☐ Bankgiro no: Handelsbanken, Bankgironr: 0380-4440
- ☐ Bank account no: 6156-766248232
IBAN: SE23 6000 0000 0007 6624 8232
BIC: HANDSESS

If the tenant does not pay his rent on time, he is obliged to pay compensation to the landlord.
Which is on: __ %.

Negotiation clause (Förhandlingsklausul)

- ☐ The agreement accepted by the landlord and tenant can be changed on the advice of the organization below.
- ☐ The tenants' association (Hyresgästföreningen)
- ☐ Other organization: _____

Keys: 2 pairs

Key to apartment door with key number: _____
Key to apartment door with key number: _____
Key to apartment door with key number: _____
Key to apartment door with key number: _____
Key to apartment door with key number: _____
Key to apartment door with key number: _____
Key to apartment door with key number: _____
Store key with key number: _____
Store key with key number: _____

- ☐ The tenant agrees that the landlord has spare keys to the apartment.
- ☐ The tenant does not approve that the landlord has spare keys to the apartment.

Repair and maintenance

The tenant is responsible for, and pays for minor repairs such as window locks, switches and smoke alarms. The tenant is also responsible for keeping the rental property heated.

The tenant may not carry out major repair or improvement work such as painting, wallpapering or the like without the landlord's consent.

Insurance

The rental property is insured by landlord.

The tenant must ensure that the rental property is insured during the rental period.

- ☐ The tenant insures both the home and movables.

Inspection of the rental object

The inspection is attached as appendix (bilaga) no: _____ to this lease.

Force majeure

In the event of events such as war, riots, extensive labor dispute, blockade, fire or environmental disaster, the landlord is not obliged to fulfill the obligations he has undertaken under this contract. He can thus also not be liable for damages to the tenant in case of force majeure.

Personal information

The personal data that the landlord receives is processed in accordance with his personal data policy (personuppgiftspolicy), see appendix (bilaga) no: _____

General provisions

- The rental property will be used as a home.
- The tenant must take care of the rental property in a responsible manner.
- The tenant does not receive compensation when the landlord performs normal maintenance on the rental property .
- The tenant may not sublet the rental property.
- The tenant may not set up bothersome objects such as satellite dishes or outdoor antennas without the landlord's consent.
- The tenant must notify the landlord if the tenant intends to take copies of keys to the rental property.
- The tenant must keep the balcony, patio and terrace free from snow and ice.
- The tenant must be helpful if the chimney sweep arrives.
- The tenant must notify the landlord immediately if the tenant has identified a damage or defect on the property. Failure to notify the landlord in time may give rise to a claim for damages.
- The tenant must return all keys at the end of the rental period.
- At the end of the rental period, the tenant must restore the entire apartment to its original condition.
- After termination of the lease, the tenant must show the apartment to new, potential tenants.

Other conditions:

This agreement has been drawn up in 2 copies. The landlord and the tenant have each received a copy.

Landlord

Signature

Name clarification

ANTON SUMERÁK

City & date:

2025/03/31

Tenant

Signature

Name clarification

Peter Benčúrik, Director General
SLOVAKIA TRAVEL

SLOVAKIA TRAVEL
Suché myto 1, 811 03 Bratislava
IČO: 53 667 506

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