

## REGULATIONS - STUDENT DEPOT SALSA

The following terms used in the Regulations have the meaning defined below:

1. **Real Property** – real property located in Łódź, ul.Wigury 7B 90-301, comprising the Student Depot Salsa and the Commercial Part.
2. **Student Depot Salsa** – a portion of the Real Property used for collective residence purposes, located in buildings respectively on floors 1 to 5.
3. **Commercial Part** – a part of the Real Property used for commercial and service purposes, located on floors marked as 0 in both buildings.
4. **Common Parts** – parts of Student Depot Salsa allocated for common use by the users of room or flats at the Student Depot Salsa.
5. **Rent** – monthly rent, specified in clause 6 of the Report, paid on the terms and conditions specified in § 7 hereof.
6. **Deposit** – cash paid by the Tenant to secure the Landlord's claims related to the Agreement, equivalent to the amount of Rent, not less than 1000,00 (one thousand) PLN..
7. **Landlord** – STUDENT DEPOT SALSA sp. z o.o. registered office in Warsaw, al Szucha 6, 00-582 Warsaw, registered in the register of entrepreneurs of the National Court Register by the District Court for Warsaw in Warsaw, 12th Commercial Division of the National Court Register under KRS no.: 0000581137, Statistical Id. "REGON": 362770520, Tax Id. No. "NIP": 5223041292.
8. **Tenant** – a person using the Room or flat on the basis of the Agreement.
9. **Period** – period of ten consecutive months from 1 September to 30 June.
10. **Vacation Period** – period from 1 July to 31 August
11. **The Room or flat** – premises in Student Depot Salsa, indicated by the Landlord or the Administrator, which the Tenant is entitled to use, including the equipment specified in the Certificate of Delivery.
12. **Website** – the internet website available at [www.studentdepot.pl](http://www.studentdepot.pl)
13. **Application** - an electronic online application available on the Website enabling the conclusion of an Agreement.
14. **User** - a person using the Website, in particular in order to conclude the Agreement.
15. **Service Provider** - Website owner.
16. **Party** – Landlord or Tenant (User) respectively.
17. **Parties** – Landlord and Tenant (User) jointly.
18. **Regulations** – these regulations.
19. **Agreement** – tenancy agreement concerning a Room or flat at the Student Depot Salsa.
20. **Report** – a written hand-over – acceptance report signed at acceptance and return of the Room or flat.

21. **Administrator** – an entity appointed by the Landlord to perform Landlord’s obligations, in particular ensuring security of the Student Depot Salsa, administration and ongoing repair. If an Administrator is appointed, any reference to Landlord included in these Regulations should be construed as a reference to Administrator accordingly. What is more, Administrator is entitled to conclude Agreements and make all representations on the basis of or in connection with the Agreements.

## **§ 1. Purpose of the Agreement**

1. The Landlord lets and the Tenant rents a Room or flat to reside in during the Period and/or Vacation Period, provided that of § 9 Section 1 hereof.
2. The Agreement is concluded via the Website. If the Landlord gives its direct consent, the Agreement may be concluded beyond the Website, in this case the Agreement is considered to be concluded in Real Property. The aforementioned consent, may be given, in particular, by appointed Landlord’s employee.
3. If the Agreement between the Parties provides that the Room or flat is to be inhabited by more than one person, other people, as indicated by the Landlord and in the number specified in the Agreement, are entitled to co-use the Room or flat.
4. The Room or flat will be handed over on the basis of a Report. When being handed-over the room or flat, the Tenant receives the keys. The Landlord must be notified of the loss of the keys immediately. In case of loss or destruction of the keys the Landlord is entitled to charge the Tenant with a fee of 50 PLN.
5. The equipment of the Room or flat is specified in the Report.
6. During the tenancy, the Tenant has the right to:
  - a. co-use the Common Parts,
  - b. use the wireless Internet.
7. Indication of the Room or flat within Student Depot Salsa during the Period and/or Vacation Period may be subject to change on the basis of a statement made to the Tenant by the Landlord or the Administrator 7 days in advance, if the number of persons simultaneously renting the Room or flat at the time is less than the maximum number indicated in the Agreement, as well as in justified circumstances not known to the Landlord at the time of delivery of the Room or flat to the Tenant. The standard and equipment of the Room or flat to which the Tenant will be relocated, shall remain unchanged. The Tenant is obliged to keep the designated deadline for changing the rented premises within the Student Depot Salsa. Any change made under this provision shall not at the same time alter the content of the Agreement of the Parties

## **§ 2. Conclusion of Tenancy Agreement**

1. To conclude an Agreement, the User should:
  - a) register an account on the Website in compliance with the instructions and guidelines set forth by the Service Provider,
  - b) provide personal data necessary to register an account and conclude an Agreement,

- c) fill in the Application in compliance with its contents and guidelines. The options selected by the User in the Application include particular the effective period of the Agreement pursuant to § 9 Section 1 of the Regulations Student Depot Salsa and the Room or flat type and size. If no places are available at the Student Depot Salsa, the User will not be able to conclude an Agreement and will be informed of this fact by a relevant message displayed by the Application,
- d) pay the caution money in the amount specified in the Application, depending on the selected tenancy option:
  - i. to the Landlord's bank account, payment should be made within 2 days as of the date of sending bank account number by the Landlord, or
  - ii. by using credit card paid against receipt in Student Depot Salsa within 2 days as of the date of sending bank account number by the Landlord

However, payment of the caution money should be made not later than the reserved date of accommodation, during office hours of the administration (depending on which the aforementioned terms will be the earliest). This operation shall be made via email to the User's email address specified in the Application.

- 2. Within 2 days from the date of sending to the User via e-mail a message containing the bank account number of the Landlord (in the cases specified in §2 section 1d) (i) and (ii)), the Landlord reserves for the User the possibility to conclude the Agreement. The Landlord shall have right to refuse the reservation (for any reason) in particular the Landlord shall not be obliged to send bank account number to the User. The Landlord shall inform the User via e-mail on execution of right to refuse the reservation. Keys to the relevant Room or flat shall be handed over at the Student Depot Salsa once all payments are credited and upon signing of the Report during office hours of the administration. Receipt of the Room or flat and handing the keys over may take place not earlier than the first date of accommodation after 2 pm. The Landlord does not provide the possibility to early entry to the Room or flat nor Student Depot Salsa in order to familiarize with these objects.
- 3. The User shall pay within 2 days to the Landlord's bank account- sent via e-mail, the amount of money corresponding to the amount of the first rent, in the amount indicated by the Landlord, however not less than 1000 PLN, or make such payment by means of a payment card, directly in the administration office of Student Depot Salsa, at the latest on the day of booked accommodation, during the working hours of the administration office. The abovementioned payment should be confirmed in the Report.
- 4. The Agreement is concluded providing that the caution money is fully paid pursuant to Section 1 letter d) hereof and within time limit provided in that provision what shall be confirmed by the Room or flat reception. Parties hereby assume that caution money paid pursuant hereof has this meaning that in the case of non-performance of the obligation arising from these Regulations by the User or the Landlord which the Party was obliged to fulfil until the Room or flat reception day (inclusive), the second Party may, without setting the additional term, rescind of the Agreement and (i) in case of the Landlord – keep the caution money or (ii) in case of the User – demand twice of the caution money. The Parties agree that the non-performance of the obligation arising from hereof shall mean in particular:
  - a) on the Landlord's account:

- i. not proceeding by the Landlord to receipt the Room or flat on the Room or flat reception day for reasons for which the Landlord is liable;
- b) on the User's account:
  - i. failure to pay by the User the amount of money, which is the equivalent of the first Rent, within 2 days;
  - ii. not proceeding by the User to receipt the Room or flat on the Room or flat reception day for reasons for which the User is liable;
  - iii. refusal to receipt the Room or flat from another reasons than major defect, which prevent the User to use the Room or flat for dwelling purposes; in order to avoid any doubts, the Parties acknowledge that other defects of the Room or flat which do not prevent the User to use the Room or flat for dwelling purposes shall not constitute the right to refusal the reception of the Room or flat by the User.

The Party may rescind of the Agreement on the Room or flat reception day or after that day. In the case of non-payment of the amounts within time limit pursuant to Section 1 letter d), the Agreement may be considered as not concluded by Landlord, and the reservation as referred to in Section 1 letter d) hereof shall cease to be binding for the Landlord and the User.

- 5. At the time of the handing-over the Room or flat, the caution money shall be applied in whole towards the payment of the Deposit.
- 6. In order to conclude the Agreement beyond the Website it is required to perform the provisions pursuant to §2 Section. 1 – 5 hereof, subject to the following differences:
  - a. to prepare registration card by the Landlord according to personal data given by the Tenant and to sign up registration card by the Tenant; and/or
  - b. to pay caution money and the amount of money equivalent to the amount of the first Rent;
    - (i) to the Landlord's bank account given by administration office; or
    - (ii) by using credit card against receipt

not later than on the date of signing up of the Report; in order to avoid any doubts, other provisions provided in § 2 Section 2 - 4 shall be applicable; and
  - c. to certify the fact of recognition of Regulation's content (pursuant to § 1 Section 4 hereof) and to give the consent or statement required in order to conclude the Agreement via the Website.

### **§ 3. Tenant's Rights and Obligations**

- 1. Tenant has the right to:
  - a. use the Room or flat and the Common Parts on terms and conditions specified in the Regulations,
  - b. have guests at the Room or flat, but only in Tenant's presence and on terms and conditions set forth in the Regulations, if the remaining co-users are not opposed to it,
  - c. make changes to the interior design and furnishing of the Room or flat subject to consent of the Landlord and the remaining co-users of the Room or flat.

2. Tenant is obliged to:
  - a. comply with the Regulations,
  - b. keep the Room or flat and the Common Parts clean and tidy and take care of their equipment, in particular by ensuring that the wear and tear of the Room or flat and the Common Parts used by the Tenant does not exceed normal wear and tear,
  - c. use the Student Depot Salsa in a manner respectful for the co-users,
  - d. notify the Landlord of any failures or damages noticed and of any case of violation of these Regulations by any third parties,
  - e. to register the fact of residence pursuant to the Act on Registration of Inhabitants of 24 September 2010 or other applicable laws,
  - f. ensure validity of the contact data on Tenant's account on the Website and to use the e-mail indicated during the conclusion of the Agreement on an ongoing basis, since the account may be used to notify the Tenant of organisational matters, events at the Student Depot Salsa, payment history, book accounts under Rent, etc.
  - g. covering the costs of removing any material damage found in the Room or flat or in the Common Parts, including also damage in the equipment, caused by the Tenant's fault or his guest during the Period and/or Shortened period and/or Vacation Period, or after them in case of failure to release the Room or flat by the Tenant. The fault of the Tenant shall be presumed for all the damages caused during the Period and/or Shortened period and/or Vacation Period.
3. On the last effective date of the Agreement at the latest by 11 am, the Tenant is obliged to collect all items brought into the Room or flat or Common Parts and to return the Room or flat in condition not worse than when received, less normal wear and tear. This provision shall apply respectively in the case of relocation of the Tenant in accordance with the provisions of §1 sec. 7 of the Regulations.
4. Tenant acknowledges and accepts that the Commercial Part is used for the purpose of commercial activity specified by the Landlord. Landlord shall make all due efforts to ensure that this activity (in particular the delivery of goods) did not cause undue inconvenience to the stay, study or relaxation of Student Depot Salsa residents.

#### **§ 4. Landlords' Rights and Obligations**

1. Landlord is obliged to:
  - a. ensure that Tenant has the possibility to use (co-use) the Room or flat and specified Common Parts,
  - b. ensure periodical cleaning of Common Parts,
  - c. make all repairs and maintain the Student Depot Salsa in adequate condition.
2. In particular, the Landlord has the right to:
  - a. organize cultural and educational activities, exhibitions or promotions on the area of the Student Depot Salsa,

- b. appoint an Administrator by displaying this information at the reception of the Student Depot Salsa,
- c. install CCTV in places such as the entry to the Student Depot Salsa, corridors, staircases, for the purpose of prevention and improving security,
- d. enter the Room or flat in case of emergency, in particular in case of risk of damage, flooding, destruction, fire or a justified suspicion that a person requiring assistance is present in the Room or flat,
- e. enter the Room or flat in order to carry out the necessary repairs, maintenance, sanitary and inspection procedures, in compliance with the relevant legal provisions in force, after prior notification to the Tenant on the date of the planned undertaking, but in case of impossibility to notify the Tenant of this fact or in case of the Tenant's absence at the day of the planned undertaking, the Landlord shall be entitled to enter the Room or flat.
- f. enter the Room or flat at any time in order, not less often than once every 3 months during the Period, to verify technical or personal conditions of the Room or flat, only if it is necessary or desirable to ensure proper functioning of the Real Property, in particular in order to carry out technical inspections, maintenance or to verify the compliance with other legal requirements. It is possible to enter the Room or flat after, at least one day prior notification to the Tenant of the day of entry, however, in case of impossibility to notify the Tenant of this fact or in case of the Tenant's absence at that day, the Landlord is entitled to enter the Room or flat.

## **§ 5. Rules of Use of the Room or flat and Common Parts**

1. The curfew hours at the Student Depot Salsa last **from 22:00 to 07:00**.
2. Guests may visit Tenants only from 7:00 to 22:00. If the Room or flat or the Apartment is intended for and co-used by more than one person, guests are allowed if none of the co-users of the Room or flat or the Apartment objects against it. The tenant must have no more than 5 Guests per month.
3. The people allowed to access the Student Depot Salsa outside hours indicated in Section 2 hereinabove are Tenants and guests with a written permission issued by the Administration, on the Tenant's request.
4. For a guest staying for the night in a room or a flat a Tenant is obliged to pay a 25 PLN fee per 1 night, as well as to provide the Landlord or a person authorised by the Landlord with the following data: first and last name, residence address, personal Id. No. "PESEL" (in case of foreigner the No. of the passport). The provision of the data referred to above is voluntary, but necessary to access the Student Depot Salsa. Persons providing the data are entitled to access and correct them. Data will be destroyed following the lapse of the prescription period concerning potential claims of the Landlord against the guest.
5. A Guest may spend a maximum of 5 nights per month in a Tenants' room or flat, due to care about comfort of other roommates or flatmates.
6. The Landlord allows for the activity of students' groups or organisations on Common Parts, subject to prior arrangement with the Landlord.

7. Every person staying on the area of the Student Depot Salsa is obliged to comply with the Regulations and applicable laws, in particular the fire safety provisions.
8. The following is prohibited on the area of the Student Depot Salsa:
  - a. running business activity, in particular trade, production (including alcohol production) or catering activity,
  - b. consumption of alcohol on Common Parts,
  - c. consumption, production or other use of substances whose possession is prohibited by relevant laws,
  - d. storage of flammable items (substances) (except for cosmetics or other similar items), toxic items or items which may be hazardous to people, animals or property,
  - e. keeping animals,
  - f. making any construction, technical or installation-related changes,
  - g. use of cookers, regardless of their source of power or fuel type, except for the places allocated by the Landlord for this purpose,
  - h. use of devices which may damage installations, especially due to power consumption,
  - i. behaviour causing inconvenience to the stay, study or relaxation of other users' of the Student Depot Salsa, including in particular the use of amplifying equipment,
  - j. smoking outside designated places also of electronic cigarettes as they activate fire alarm in the student house rooms and common areas,
  - k. bringing in items which may interfere with co-use of the Room or flat or Common Parts,
  - l. any activity in breach of absolutely binding laws,
  - m. placing posters or announcements outside places clearly designated for this purpose.

## **§ 6. Internet Use Rules**

1. The Landlord ensures each Tenant having a device fit for this purpose and specified in separate recommendations issued by the Landlord with the Internet access based on the infrastructure at the Student Depot Salsa.
2. The speed of the network and other technical conditions depend on the network infrastructure at the Student Depot Salsa and the number of users.
3. The network is made available by providing the Tenant with a login and a password and allocating an individual IP.
4. Tenant cannot use the network for activity in breach of the law, decency, posing threat to network security, and, in particular:
  - a. use the network for activities in breach of the law by sending, making available or using contents and materials violating third party rights, especially if protected by intellectual property rights the user is not owner of,
  - b. send or make available contents which may personality rights,

- c. use the network for the mass mailing of advertising contents not solicited by the recipients,
  - d. distribute computer viruses and other software which may damage devices of the Internet users;
  - e. use P2P applications,
  - f. provide third parties with data granting them access to the network,
  - g. run commercial activity with the use of the network,
  - h. take any other actions which may be considered potentially dangerous for the functioning of the network, in particular: Attempting access to any network resources to which the user is not authorised, attempts to evade security measures used in wireless access, launching service servers on devices connected to the network, etc.
5. Tenant is obliged to:
- a. duly secure Tenant's devices against unauthorised access,
  - b. comply with Landlord's recommendations with respect to the correct network operation,
  - c. notify of any noticed shortcomings related to network operation.
6. In case of failure to comply with Sections 4 or 5 hereof, the Tenant may be temporarily or permanently disconnected from the network by the Landlord.

## **§ 7. Payment of Rent and the Deposit**

1. Tenant undertakes to pay the Rent to the Landlord.
2. The rent shall be payable up to the 10th day of each month, in advance, to the bank account indicated by the Landlord. In particular, the Tenant may be notified about a change of bank account by e-mail or via user's account on the Website.
3. If the last month of the Agreement is not a full calendar month, the Rent for such a month shall be calculated proportionally to the number of effective days of the Agreement in that calendar month unless differently agreed in a rental agreement. In case of the –termination date of the Agreement is defined, according to the lease term, as other day than the last day of calendar month, the Tenant shall be obliged to pay the Rent for that month proportionally in accordance with preceding sentence, and that proportional Rent shall be paid:
  - (a) by the 10<sup>th</sup> of the preceding month, for which the proportional Rent is due; or
  - (b) on any other day indicated by the Landlord,

but the Landlord is any time entitled to indicate a selected financial settlement of the last Rent. The Landlord shall notify the Tenant of selected financial settlement via Tenant's e-mail indicated during the Agreement's conclusion or in writing
4. The deposit shall be payable by bank transfer, to a bank account indicated by the Landlord, on the day of conclusion of the Agreement at the latest, taking into account § 2 sec. 5 of the Regulations. .
5. If the Rent or any other payables (including under damages at the Student Depot Salsa) are not settled in a timely manner, Landlord may satisfy its claims from the Deposit and is obliged to notify



Tenant of this fact, especially via e-mail. In such a case, Tenant is obliged to supplement the Deposit in the period of 7 days from the date of the notice. Lack of full satisfaction of the above receivables from the Deposit allows the Landlord to use the collateral in the form of surety, referred to in §2 sec. 2 item e) of the Regulations.

6. When making payment of Rent or other charges by traditional transfer, the Tenant shall use in each case his name, surname and the number of currently occupied Room or flat as the name of the transfer.

## **§ 8. Amendments to the Regulations or the Agreement**

1. Landlord may amend the Regulations with respect to the curfew also by placing an announcement at the Student Depot Salsa and notifying the Tenant of this fact by the Tenant's e-mail.
2. Landlord may amend the Regulations with respect to terms and conditions of the Agreement only due to an important organisational, technical reason or a reason resulting from absolutely binding provisions of law by placing an announcement at the Student Depot Salsa and notifying the Tenant of amendments by the Tenant's e-mail.
3. Subject to the provisions below, the new Regulations come into force in the period of 14 days from the date of display at the Student Depot Salsa, notifying the Tenants of amendments by the Tenant's e-mail, depending on whichever comes first.
4. In case of refusal to accept amendments to the regulations, the Tenant may, in the period of 14 days, terminate the Agreement with a one month's notice period, effective at the end of a calendar month. Until the end of the notice period the Regulations in the pre-amended version apply to the Agreement. The foregoing does not apply to cases where amendment to the Regulations is an effect of changes to the absolutely binding laws, court judgement or decision issued by a relevant body.
5. In the case of changes of Tenant's data (including a change of the e-mail address), the Tenant shall immediately notify the Landlord of such a change using the account on the Website, and the Tenant shall also notify the employee of the Student Depot Salsa administration office of any change in writing or via Tenant's e-mail address. In case of changes of e-mail address, all provisions provided hereof and related to the Tenant's e-mail address indicated during the Agreement conclusion will include such a change.

## **§ 9. Termination of the Agreement**

1. The Agreement is concluded for a fixed term indicated in § 1 sec. 1.. After the conclusion of the Agreement, an alteration of the lease term may be concluded by mutual agreement between the Parties, in particular, at the request of the Tenant expressed only in writing or via e-mail (both under the sanction of ineffectiveness), and it is required to give a consent in writing or via e-mail ((both under the sanction of ineffectiveness), by the Landlord in order to make the mutual agreement effective.
2. The Agreement may be terminated by the Landlord with immediate effect if:

- a. Tenant flagrantly and persistently breaches the Agreement or the Regulations or of Tenant's inappropriate behaviour causes inconvenience in the use of other room or flats, the Student Depot Salsa or the Real Estate,
  - b. Tenant fails to timely pay or supplement the Deposit,
  - c. Tenant hands over the Room or flat for use to a third person without Landlord's written consent,
  - d. Tenant is in default with the payment of Rent, pursuant to relevant provisions.
  - e. Tenant's failure to comply with the disposition resulting from the declaration contained in §1 sec. 7 of the Regulations.
3. Tenant may terminate the Agreement in case of flagrant or persistent breach of the Agreement or these Regulations by the Landlord. The Agreement may be terminated by Tenant only in writing otherwise it shall be null and void.
  4. The Agreement may be terminated by the Landlord in particular via e-mail.
  5. On the last effective date of the Agreement the Tenant shall return the Room or flat to the Landlord with the access keys and additional equipment, if such equipment was provided to Tenant. In the case of delay in return of the Room or flat, the Landlord may calculate a contractual penalty of 2/30 (two thirtieths) of the Rent per each day of delay. This provision shall apply respectively in the case of relocation of the Tenant in accordance with the provisions of §1 sec. 7 of the Regulations.
  6. When the effective period of the Agreement expires and the Room or flat, and keys are returned without any reservations, the Deposit shall be reimbursed to the Tenant by bank transfer in the period of 14 working days from the day of sending to Landlord by the Tenant bank account number, to which the Deposit is to be reimbursed. Deposit will be reimbursed in the nominal amount in PLN, paid earlier by the Tenant, the same the Tenant agrees that the Landlord is not obliged to cover the costs of bank transfer, in particular service transaction costs or conversion. Provided the Tenant and the Landlord jointly agree, in particularly justified cases, Deposit may be reimbursed to the Tenant in cash against receipt. The Parties shall draw up a Report confirming the return of the Room or flat, the keys, and other potential movables Tenant was provided with. Both the return of the Room or flat, the keys and signing up of the Report, is possible during office hours of the Administration.
  7. On the last day of the agreement, the Tenant is obliged to return the Room or flat and all the other common areas of the Apartment to the Landlord in a tidy condition to be ready to be passed on to any following prospective tenant. By tidy the Parties understand in particular: vacuum cleaned, with clean furniture, washed bathroom or flat and kitchen, as well as empty of personal belongings of the Tenant. In case of a non-compliance to this rule, the Landlord is entitled to hold the tenant liable to charge payment between 50 and 120 PLN for cleaning service, dependent on the cleanliness and the size of the Apartment. The rule is also applicable to the Tenants extending their reservations for further academic years, due to the necessity of sanitary maintenance of the leased apartment. The cost of any prospective cleaning will be confirmed during its handover to the Landlord and will be paid on the same day.  
During the registration the Landlord shall charge a non-returnable, administration fee of PLN 200.00
  8. Without prejudice to the provisions of Section 5 hereinabove, in failure of signing up of the Report or handing over the keys due to reasons attributable to the Tenant, the Landlord shall have the

right to retain the Deposit. By reasons attributable to the Tenant, the Parties understand in particular nonappearance of the Tenant on the return of the Room or flat or failure in accession by the Tenant to the documented return of the Room or flat.

9. In the case of the termination the Agreement by the Landlord with immediate effect, according to the Section 2 of this paragraph, the Landlord is entitled to keep the Deposit.
10. In case of:
  - (a) The end of the Agreement for any reason,
  - (b) Moving out of the Room or flat by the Tenant before Agreement expires, regardless if the Report was made
  - (c) Return the Room or flat by the Tenant on the basis of Report at the end of the Agreement.
  - (d) failure to return the Room or flat or its non-emptying in the case specified in §1 sec. 7 of the Regulations,

and leaving any objects in the Room or flat by the Tenant (with or without Tenant's knowledge), the Landlord is entitled to their protection, or removal and depositing them in place in a manner selected by the them, in particular, in the warehouse. The Tenant is obliged to pay to the Landlord any costs of security, transport and storage covered by them. The Landlord endeavors to notify the Tenant of objects left in the Room or flat.

11. If the objects are not received by the Tenant of the Landlord within one (1) year from the day of notification to the Tenant of leaving objects in the Room or flat or in case of impossibility to notify the Tenant and after 2 (two) years from the day of finding objects, the Landlord acquires the ownership of objects, pursuant to art. 187 Code Civil, subject to the following sentence. In case of finding objects in the Room or flat, the Landlord shall act in accordance with the Act enacted 20<sup>th</sup> of February 2015 (Journal of Laws from 2015, item 197) related to found things.

## **§ 10. Final Provisions**

1. These Regulations are to be displayed at the Student Depot Salsa in a visible place. Current version of the Regulations is also available at all times at [www.studentdepot.pl](http://www.studentdepot.pl)
2. Parties may pursue the claims in the amounts exceeding the contractual penalty, , in particular the contractual penalty provided in §1 Section 4 letter a and b and §9 Section 5 hereof.
3. Transfer or rights and obligations under the Agreement, in full or in part, by one of the Parties to any third parties in the effective period of the Agreement requires the other Party's written consent, unless the Agreement explicitly provides otherwise.
4. All and any amendments to the Agreement, including its extension (Parties exclude the application of Article 674 of the Civil Code) must be made in writing to be effective, save for the exceptions explicitly specified in the Agreement or Regulations.