

# REGULATIONS – TERMS AND CONDITIONS OF CONCLUSION OF A REMOTE ACCOMMODATION AGREEMENT AND USE OF THE STUDENT DEPOT ŁÓDŹ STUDENT HOUSE

The terms used in the Regulations shall be ascribed the following meanings:

1. **Property** – real estate located in Łódź at ul. Wigury 7B, marked as plot no.: 143 with a total area of 4,881 m<sup>2</sup>, for which the District Court in Łódź keeps land and mortgage registers nos. LD1M/0046533/3, developed with a collective residence building (dormitory) with its accompanying infrastructure.
2. **Student Depot** – part of the Property with the function of collective residence, located on floors 0 to 5.
3. **Shared Spaces** – parts of Student Depot designated for shared use by those using Rooms or Premises at Student Depot.
4. **Remuneration** – monthly remuneration, as defined in section 4(4.1) of the Accommodation Agreement, payable under the terms and conditions indicated in § 7 of the Regulations.
5. **Handover Date** – the date on which Provider hands over the keys to the Room and/or Premises to User at the Student Depot, indicated by User in the App and/or otherwise agreed upon between User and Provider, but not earlier than falling on the first day of the Accommodation Term indicated in the Accommodation Agreement; the Handover Date shall not affect the initial date of the Accommodation Term from which the Remuneration payment is calculated.
6. **Deposit** – money paid by User as security for Provider's claims related to the Agreement, in an amount equivalent to the gross monthly Remuneration, payable under the terms and conditions stipulated in the Regulations.
7. **Administrative Fee** – a fee covering Provider's handling of the booking process, as well as cleaning and disinfecting services for shared areas in the amount indicated in the Agreement, payable each time the Agreement is concluded, unless otherwise specified in the Regulations; notwithstanding the provisions of § 9(6) of the Regulations, the Administrative Fee shall not be subject to billing.
8. **Provider** – – Student Depot Salsa sp. z o.o with its registered office in Warsaw (00-073) at Plac Marszałka Józefa Piłsudskiego 2, entered into the Register of Entrepreneurs of the National Court Register kept by the District Court for the Capital City of Warsaw in Warsaw, 12<sup>th</sup> Commercial Department of the National Court Register under KRS no.: 0000546058, NIP [Polish Tax ID Number]: 1182105891, REGON [Polish Business Registry Number]: 360902904, share capital: PLN 5,000.00.
9. **User** – the person using the Room or Premises under the Agreement who is at least 16 years of age.
10. **Accommodation Term** – the period during which User is entitled to use the Room and/or Premises in accordance with the Regulations, selected by User when concluding the Agreement and indicated in the Agreement, not to exceed twelve (12) months.
11. **Room or Premises** – the Room designated by Provider and/or Facility Administration at Student Depot (consistent with the housing option selected by User during the process of concluding the

- Agreement), which User is entitled to use under the Agreement, together with the equipment specified in the Handover Protocol.
12. **Website** – the web portal at [www.studentdepot.pl](http://www.studentdepot.pl).
  13. **App** – an electronic web application located on the Website, allowing for conclusion of the Agreement.
  14. **Website User** – any person who uses the Website, in particular to conclude an Agreement.
  15. **Service Provider** – Website owner.
  16. **Force Majeure** – an extraordinary event, existing and/or likely to occur in the future, which affects the performance of the Agreement, and: (i) is caused by causes beyond the control of either Party, (ii) which could not have been foreseen at the time of execution of the Agreement, and (iii) the consequences of which could not have been prevented, even after taking all reasonable measures to avoid such events.
  17. **Epidemic Emergency** – on the basis of the Decree of the Minister of Health and/or other body and/or on other legal basis on the territory of the Republic of Poland, an ongoing state of epidemic with its consequences, in including introduced in legal acts issued by public bodies of the European Union and/or the Republic of Poland prohibitions and orders for certain actions, as well as guidelines (Ministry etc.) and recommendations introduced by state administration bodies (Chief Sanitary Inspector etc.).
  18. **Party** – Provider or User (User), respectively. It is stipulated that a Party to the Agreement on the part of User may not be an individual who is under 16 years of age, unless Provider decides otherwise. Simultaneously, in order to conclude an Agreement with a User who is 16 years of age or older, but under 18 years of age, the consent to the conclusion of and/or confirmation of the Agreement by a legal representative shall be required in accordance with applicable laws.
  19. **Parties** – Provider and User (User) jointly.
  20. **Regulations** – these regulations, constituting, inter alia, the terms and conditions for concluding a remote Accommodation agreement for a spot at Student Depot, whereby in case the conditions referred to in § 2(4) of the Regulations are met, these Regulations shall simultaneously be an integral part of the Agreement concluded by the Parties.
  21. **Agreement** – an Accommodation agreement for a Room or Premises at Student Depot, concluded in accordance with § 2 of the Regulations.
  22. **Certificate** – a handover certificate drawn up upon handover and return of a Room or Premises in accordance with the provisions of the Regulations.
  23. **Facility Administration** – persons designated by the Provider for ongoing contact with Users and for ongoing management of agreements concluded with Users. The current list of persons included in the Facility Administration, together with contact details, is provided on the notice board in the dormitory.

## **§ 1 Subject Matter of the Agreement**

1. By taking the actions set forth in these Regulations and subject to the terms and conditions set forth herein, Provider lets, and User accepts, a Room or Premises for occupancy for the period of the Accommodation Term, subject to the modifications referred to in § 9(1) of the Regulations.

2. The handover of the Room and/or Premises keys shall take place on the Handover Date in accordance with the terms and conditions set forth below in this section.
3. The Agreement shall be concluded remotely (within the meaning ascribed to this term by the Consumer Rights Act of May 30, 2014, as amended) by means of the Website through the App, as further described in § 2. The conclusion of the Agreement outside the Website may be made in writing, in case Provider expressly consents to it, in which case the Agreement shall be concluded at the Property and/or at another place agreed by the Parties. The consent referred to in the preceding sentence may be given in particular by an authorized employee of Provider.
4. Rooms or Premises at Student Depot are single and/or multi-person Rooms. In the case of single and/or multi-person Rooms or Premises, other persons besides User in the number indicated in the Room and/or Premises description posted on the Website shall be authorized to use such Rooms or Premises. The Room and/or Premises description published on the Website shall also include other parameters of the Room and/or Premises, which shall be binding for the Parties. User shall choose the type of Room or Premises in the App. Provider shall not be responsible for the selection of the persons cohabiting the Room or Premises, and thus User shall make the selection of the Room and/or Premises at his/her own risk.
5. Within two (2) days from the Handover Date, User shall be entitled to report to Provider, shortcomings, faults and defects of the Room and/or Premises and/or shortcomings, faults and defects of movables (including furniture) located in the Room and/or Premises. If the above are not reported within the aforementioned time limit, it shall be deemed that the Room and/or Premises has been handed over without reservation, which shall mean that at the return of the Room and/or Premises, User may not invoke shortcomings, faults nor defects existing at the Handover Date and not reported within this procedure, unless Provider knew about them beforehand. Any defects reported by User shall be written down in the presence of Provider's representative in the form of a Certificate. User shall receive one (1) set of keys upon receipt of the Room or Premises. Loss of keys shall be immediately reported to Provider. For loss of and/or damage to:
  - a. the keys, Provider will charge User a fee of PLN 200 / 46,51 EUR; and/or
  - b. the tag/access card, Provider will charge User a fee of PLN 50 / 11,62 EUR.
6. User shall be obliged to pay the fees specified in § 1(5)(a-b) to Provider when Provider hands over a new key set and/or key tag/keychain to User. The furnishings of the Room or Premises shall be specified in the Certificate and correspond to the standard of the Room or Premises selected by User in the App.
7. Along with the letting of the Room or Premises, User shall be entitled to:
  - a. use the Shared Spaces with others, under the terms and conditions indicated in § 5 of these Regulations;
  - b. use the Internet, under the terms and conditions indicated in § 6 of these Regulations.
8. The Room and/or Premises number shall be assigned in the course of the Agreement conclusion procedure specified in § 2 of the Regulations. In doing so, Provider represents that the reservation system shall assign the Room and/or Premises number randomly, taking into account the standard, type of Room and/or Premises and possibly other criteria selected by User during the Agreement conclusion process. Bearing in mind the need to comprehensively manage Room and/or Premises reservations at Student Depot and to adapt the reservations to the needs and

expectations of Users, Provider reserves the right to change the Room and/or Premises number prior to its transfer to User. In any such case, the Room and/or Premises will be exchanged for a Room and/or Premises of the same and/or better standard than the one selected by User during the Agreement conclusion process. In order to exercise the right to change Rooms and/or Premises, a unilateral statement by Provider to User in documentary form (e-mail) issued no later than the date of transfer of the Room and/or Premises, in which Provider will indicate to User the new Room and/or Premises number, shall be required. The change made pursuant to this paragraph must not involve an increase in the Remuneration; otherwise it shall be ineffective against User. The change of Rooms and/or Premises shall also not constitute an amendment to the content of the Parties' Agreement as to the change of the subject matter of the Agreement and shall not require written form.

9. The Room or Premises' assignment within Student Depot in the Accommodation Term may also be subject to change, based on the statement made to User by Provider or Facility Administration with a 3-days' notice, in documentary form (e-mail), in case of occurrence of circumstances preventing further occupancy of the Room and/or Premises by User during the Accommodation Term, in particular necessity to perform construction and/or renovation works, occurrence of breakdown and/or disinfection. The standard and furnishings of the Room or Premises to which User will be rehoused shall remain unchanged. User shall be obliged to meet the set deadline for changing the Room within the Student Depot.

## **§ 2 Conclusion of Agreement**

1. The Agreement shall be concluded by performing the following actions:
  - (a) User creates an account on the Website in accordance with the instructions and guidelines specified by the Service Provider;
  - (b) User provides personal information necessary to create an account and conclude an Agreement;
  - (c) User fills in the data in the Website according to the included guidelines indicated in the App, including the Accommodation Term and also the type of Room or Premises;
  - (d) After filling in the reservation request, the Agreement generated in the App is subject to claiming by User. User will receive a confirmation of the Agreement to the e-mail address indicated by User, no later than two (2) business days after filling out the reservation request.

In case of lack of available spots at Student Depot, System failure beyond Provider's control and/or other extraordinary circumstances making it impossible to conclude the Agreement, Provider will not be obliged to conclude the Agreement, of which User will be informed by e-mail within two (2) business days from the payment of the Deposit and Administrative Fee (§ 2(1) of the Regulations) and/or payment of Administrative Fee (§ 2(2) of the Regulations) and/or receipt by User of an e-mail with reservation details (§ 2(3) of the Regulations).

- e) In order to conclude the Agreement, User shall pay in:
  - (i) the Administrative Fee subject to (g) below; and
  - ii) the Deposit depending on the selected accommodation option in full and/or, in case of circumstances described in paragraph (f) below, in the missing portion indicated by Provider. Payment of the Deposit and Administrative Fee shall be made to Provider's bank account by the date indicated in the App. The Parties may establish other dates for payment of the Deposit and Administrative Fee by User by virtue of agreement.

f) If User pursuing the conclusion of the Agreement in accordance with the procedure described in this section has already paid funds as the deposit towards an Accommodation agreement concerning another Room or Premises located at Student Depot and/or towards the same Room or Premises, and the Agreement is concluded for the next, specified period of accommodation, i.e. the next academic year or semester, taking into account the possible break between this year or semester, User shall only be required to pay the Deposit in the amount corresponding to the difference between the full amount of the Deposit applicable to the Agreement and the amount of the Deposit paid towards the previous Accommodation agreement, which would be returned pursuant to § 9(5) of the Regulations. Unless the Parties agree otherwise, any overpayments made by the User under the previous Accommodation agreement will also be included in the Deposit and in the Provider's Remuneration.

By concluding the Agreement in accordance with the Regulations, User simultaneously agrees to Provider's possible accrual of the previously paid and refundable deposit and any overpayments towards the Deposit and the future Provider Remuneration.

User shall be informed by Provider about the amount of the missing Deposit no later than within fourteen (14) days as of the termination of the previously effective agreement, and User shall be obligated to pay the indicated missing Deposit within the following two (2) days. If the previously paid Deposit was settled in a currency other than the Deposit, the User is obliged to pay the entire Deposit in the currency that appears in the Agreement.

Before the deadline for paying the missing part of the Deposit, User may dispute the amount of the missing portion of the Deposit indicated by Provider, which must be done in writing. If User successfully contests the amount of the missing portion of the Deposit indicated by Provider, the provisions of this item shall not apply, and thus the settlement of the deposit paid towards the previously effective Accommodation agreement shall be made pursuant to the Regulations and applicable laws. In order to conclude the Agreement, User shall then be obligated to pay the Deposit in full, within two (2) days of informing Provider of the disputed amount of the missing portion of the Deposit.

The provisions of § 2(1)(f) shall not apply if User enters into an additional Accommodation agreement, i.e. if User intends to rent more than one Room or Premises.

(g) Provider reserves the right to waive the collection of the Administrative Fee from User and/or a potential new User. In any such case, payment of the Administrative Fee shall not be a prerequisite to conclude the Agreement.

2. Except as otherwise provided in the Regulations, the conclusion of the Agreement shall be subject to User's payment of the Deposit and Administrative Fee within the period specified in the Regulations. If User fails to pay the Deposit and Administrative Fee within the period specified in the Regulations, the conclusion of the Agreement shall not occur and Provider may offer the Room and/or Premises indicated in the Agreement to another prospective User.

The final conclusion of the Agreement shall be reached:

- 2.1. **For Agreements concluded without the procedure specified in paragraph 1(f) above:** In case of the combined fulfillment of the following prerequisites: (i) the Deposit has been paid in, (ii) the Administrative Fee has been paid in, and (iii) Provider has failed to inform User that the Agreement cannot be concluded due to lack of available spots, failure of the System beyond Provider's control and/or other extraordinary circumstances preventing the conclusion of the Agreement – within two (2) consecutive business days of the date of payment of the Deposit and Administrative Fee.
- 2.2. **For Agreements concluded taking into account the procedure specified in paragraph 1(f) above and the necessity to pay the Administrative Fee:** In case of the combined fulfillment of the following prerequisites: (i) the Administrative Fee has been paid in and (ii) Provider has failed to inform User that the Agreement cannot be concluded due to lack of available spots, failure of

the System beyond Provider's control and/or other extraordinary circumstances preventing the conclusion of the Agreement – within two (2) consecutive business days of the date of payment of the Administrative Fee.

2.3. **For Agreements concluded taking into account the procedure the procedure specified in paragraph 1(f) above and User's exemption from the obligation to pay the Administrative Fee:** In the event that Provider fails to inform User that the Agreement cannot be concluded due to lack of available spots, , failure of the System beyond Provider's control and/or other extraordinary circumstances preventing the conclusion of the Agreement – within the next two (2) business days of User's receipt of the e-mail with the details of the reservation.

2a. If the amount paid by the User as the Administrative Fee or Deposit is lower than the provisions of the Agreement or the Regulations, and the underpayment does not exceed 15% of the total amount of the Deposit and the Administrative Fee and results in particular from the charged transfer costs or differences in exchange rates, the Provider reserves the right to confirm the conclusion of the Agreement despite the lack of payment of the full amount of the Administrative Fee or Deposit. In order to confirm the conclusion of the Agreement, the Provider will notify the User by e-mail, to the e-mail address indicated by the User, of the underpayment and the deadline and method of paying the missing amount, and will confirm the conclusion of the Agreement despite the underpayment. In such a case, the Agreement is concluded at the time of sending the notification indicated in the previous sentence.

3. Provider reserves the right to refuse to conclude the Agreement in the event of the occurrence of any circumstance constituting grounds for termination of the Agreement without observance of the notice period referred to in § 9(2(a-h)) of the Regulations during the term of the previous agreement between the Parties. Provider shall inform User of the exercise of the right of refusal via e-mail. In addition, the Agreement shall be deemed not concluded when the process of concluding the Agreement described in § 2 is completed by User/User under the age of 16, regardless of any subsequent consents and/or confirmations of concluding the Agreement by the legal representative.

4. The keys to the relevant Room or Premises will be issued at Student Depot after all payments necessary to conclude the Agreement have been credited and User's identity document has been presented. Claiming of the Room or Premises and issuance of the keys may take place no earlier than on the Handover Date from 2.00 pm onwards.

5. If User does not claim the Room and/or Premises on the Handover Date either for the next 3 (three) business days or does not arrange another Handover Date with Provider within that time, Provider shall have the right to terminate the Agreement with immediate effect by sending User notice of termination to the e-mail address indicated in the App, subject to the provisions of paragraph 6 below. Provider may then retain the equivalent of the Deposit paid by User for early termination of the Agreement due to User's fault. The Parties agree that the aforementioned right of termination shall not apply to User's failure to claim the Room or Premises due to:

(i) the occurrence of causes attributable to Provider and/or

(ii) refusal to claim the Room or Premises for other reasons relating to material defects in the Room or Premises that prevent User from using the Room or Premises for residential purposes; for the avoidance of doubt, the Parties agree that other defects in the Room or Premises (defects) that do not prevent User from using the Room or Premises for residential purposes may not constitute grounds for refusal to claim the Room or Premises by User.

6. In In the event that User fails to proceed with the handover of the Room or Premises on the Handover Date due to the Epidemic Emergency-induced and resulting legal prohibition and/or injunction preventing the User from travelling (including User's crossing the borders of the Republic of Poland) to claim the Room or Premises on the Handover Date, User shall have the right to terminate the Agreement with immediate effect within the following 14 days by submitting a clear declaration of intent to Provider by e-mail.

### **§ 3 Rights and obligations of User**

1. User shall be authorized:

- a. to use the Room or Premises and Shared Spaces under the terms and conditions of the Regulations;
- b. to receive guests in the Room or Premises only in his/her presence, under the terms and conditions of the Regulations, if the other co-users of the Room or Premises do not object, with User being responsible for any damage caused by User's guests in the Room and/or Premises as for his/her own actions;
- c. to make changes to the decor and furnishings of the Room or Premises with the consent of Provider and the other co-users of the Room or Premises.

2. User shall be obligated:

- a. to remain compliant with the Regulations;
- b. to keep the Room or Premises and Shared Spaces in a clean condition and take care of their equipment, including, in particular, ensuring that the wear and tear on the Room or Premises and/or Shared Spaces used by him/her does not exceed ordinary, normal wear and tear;
- c. to use the Student Depot with respect for the other co-users of the Property;
- d. to promptly inform Provider about noticed failures, damage and cases of violation of the Regulations by third parties, otherwise User shall be liable for the consequences of failure to inform about the above events;
- e. to ensure that the contact details in his/her Website account are up-to-date and to ensure the current use of the electronic mailbox indicated during the conclusion of the Agreement, through which User is notified of organizational matters, events at Student Depot payment history and posting of Remuneration, etc.;
- f. to cover the cost of repairing any property damage found in the Room or Premises and/or in the Shared Spaces, including to fixtures and fittings, and arising from circumstances on the part of User and/or his/her guest during or after the Accommodation Term in the event of User's failure to return the Room or Premises, despite the termination of the Accommodation Term.

User shall repair the damage in accordance with the price list attached as Annex 1 to the Regulations, and shall pay the actual cost of repairing the damage to the Room and/or Premises and/or the Shared Spaces, up to the full amount of the damage to the extent that the nature of the damage is not covered by said price list.

- 3. User shall remove all items brought into the Room or Premises and/or Shared Spaces and return the Room or Premises in a condition not deteriorated beyond ordinary wear and tear, no later than 11:00 a.m. on the date of termination of the Agreement. This provision shall apply mutatis mutandis if User is re-housed in accordance with the provisions of § 1(8) of the Regulations.

### **§ 4 Rights and obligations of Provider**

1. Provider shall be obligated:

- a. to hand over the Room and/or Premises at the agreed time;
- b. to ensure that the Room or Premises and Shared Spaces can be used (shared) by User, including to maintain them in due technical condition, and perform necessary repairs, technical inspections and servicing in accordance with applicable laws and regulations;
- c. to provide periodic cleaning of the Shared Spaces;
- d. to make all repairs and keep Student Depot in due condition.

2. Provider shall be specifically authorized:
  - a. to organize cultural and educational activities, exhibitions and/or promotions on the premises of Student Depot, without obtaining the consent of Users to the above extent;
  - b. to designate a Facility Administration, which will be made public by posting appropriate information at the reception desk of Student Depot;
  - c. to install monitoring devices in places such as the entrance to Student Depot, corridors, laundries, elevators for preventive purposes and to increase security;
  - d. to enter the Room or Premises in a state of emergency, including, in particular, when there is a risk of damage, flooding, destruction, fire and/or when there is a reasonable suspicion that there is a person in need of assistance in the Room or Premises;
  - e. to enter the Room or Premises in order to carry out the necessary repairs, maintenance, sanitary treatments and inspections, resulting from applicable laws and/or to verify the technical condition and/or headcount of the Room or Premises, if it is necessary and/or expedient to do so in order to ensure the proper functioning of the Property, after giving User at least one day's prior notice (via e-mail to the address indicated in the App) of the date of the planned undertaking.

## **§ 5 Rules for use of the Room or Premises and Shared Spaces**

1. The quiet hours on the premises of Student Depot shall be in force **from 10:00 pm to 07:00 am** the following day.
2. Visits paid to Users by their guests shall be only possible between 7:00 a.m. and 11:00 p.m. If the Room or Premises is multi-occupied and shared by more than one person, visits shall be possible if none of the persons sharing the Room or Premises raises an objection, which must be submitted to the Facility Administration.
3. Overnight stay of User's guest shall be possible after prior registration of the person at the reception desk of Student Depot and payment of a fee of PLN 30 / 6,97 EUR for 1 night, but no more often than 5 times in a month, provided there is no objection from any co-occupants of the Room or Premises. During hours other than those specified in paragraph 2 above, User and guests who have received written permission from Provider at the request of User shall be entitled to enter Student Depot. A stay longer than 5 days per month shall be possible after prior agreement in writing with the Facility Administration at least 2 days in advance before the date of the visit of User's guest, in the case of single Premises. Out of concern for the comfort of co-residents, such approval may be obtained only in exceptional cases in Rooms or Premises with multiple occupants.
4. Each guest visiting User is required to provide the Provider or a person authorized by the Provider with his/her data including first and last name, and present an identification document. Providing the data is voluntary, but necessary to enter the Student Depot, and such data providers shall have the right to inspect the data and correct them. Data will be destroyed after the expiration of the statute of limitations for any claims by Provider against User's guest.
5. Provider reserves the right to remove the restriction and/or temporarily suspend the visits of guests of Users at Student Depot in cases where by their behavior they impede the use of the Room and/or Premises and/or Shared Spaces by its other users, including, in particular, failure



to comply with the rules set forth in these Regulations and in cases referred to in § 8(4) of the Regulations.

6. For the safety of Student Depot residents and housekeeping issues, the windows located in the Room/Apartment are tilt windows only (they can't be open wide). Unlocking this feature shall be possible only in particularly justified cases and shall be done at the request of User, with the final decision resting with Provider. Provider shall have the option to unblock the function of opening windows wide also in case of repairs and/or maintenance work in the Room/Apartment.
7. User shall be obliged to use the Shared Spaces in accordance with the guidelines put in place by Provider, including keeping the Shared Spaces tidy and sanitary.
8. Student groups and/or organizations shall be allowed in the Shared Spaces upon prior agreement with Provider.
9. Provider shall be entitled to make changes to Users' use of the Shared Spaces by imposing on Users restrictions on the number of Users simultaneously residing in the Shared Spaces and/or the obligation to maintain an appropriate distance between the co-users of the Shared Spaces and/or other restrictions imposed on Provider by rulings, laws, decisions, recommendations or guidelines of relevant governmental authorities.
10. Each person staying on the premises of Student Depot shall be obliged to comply with the Regulations and relevant regulations, including in particular fire regulations, which remain publicly available in the Property.
11. In case of User's improper use of the Room or Premises and/or the Shared Spaces, resulting in the arrival of services (intervention patrol, fire department, police, ambulance service for electricity, gas, etc.), the costs associated with the removal of disturbances, malfunctions and the arrival of the relevant services will be paid by User. Notwithstanding User's obligation to pay the aforementioned costs, Provider shall be entitled to impose a contractual penalty in the amount of PLN 1500.00 (one thousand five hundred Polish zloty and 00/100 groszy) / 348,83 EUR on User whose misuse of the Room or Premises caused the relevant services to be called in. In order to limit the arrival of fire department units, it is recommended to open the windows instead of the door when there is excessive smoke, e.g. when cooking.
12. In the event of any violations within the scope referred to in paragraphs 4-9 above and in paragraph 13 below, Provider shall be entitled to charge a contractual penalty in the amount of PLN 100.00 / 23,25 EUR for each violation found.

In the case of violations referred to in paragraphs 4-8 and paragraph 11, the imposition of a contractual penalty on User by Provider shall be subject to the setting of an additional deadline adequate to the nature of the violations, which Provider shall specify in the e-mail sent to User, and its ineffective expiration. In the case of repeated violations of the same type, repeated calls shall not be required for effective imposition of said contractual penalty.

13. On the Student Depot premises, it is forbidden:
  - a. to conduct business, including, in particular, commercial, manufacturing (including alcohol production) and/or catering activities;
  - b. to consume alcohol in the Shared Spaces;
  - c. to consume, manufacture and/or in any other way use substances whose possession is prohibited by relevant regulations;

- d. to store flammable items (substances) (except cosmetics and/or other similar items), toxic and/or that can cause danger to people, animals and/or property;
- e. to keep animals;
- f. to make any construction, technical and/or system changes;
- g. to use stoves, regardless of their power and/or fuel, outside the areas designated by Provider for this purpose;
- h. to use equipment that can cause damage to systems especially due to power consumption;
- i. to behave in a manner that may interfere with the residence, study and/or rest of other users of Student Depot, including, in particular, the use of beyond-the-average sound-propagating equipment;
- j. to smoke tobacco, light candles, incense, cold fires outside the designated areas, including electronic cigarettes that set off the fire alarm in the Room and shared spaces;
- k. to bring in items that may interfere with the shared use of the Room or Premises and/or Shared Spaces;
- l. to undertake any activity contrary to the mandatory provisions of law;
- m. to post posters and/or notices, except in places clearly designated by Provider for this purpose;
- n. to obstruct escape routes (corridors, staircases being escape routes) and/or store flammable materials, etc. in/on them; the person violating this prohibition shall be obliged to pay a contractual penalty in the amount of PLN 100.00 / 23,25 EUR for each identified case of violation. The provisions of the second paragraph of § 5(1) shall apply accordingly;
- o. to charge all kinds of electric unicycles, including scooters;
- p. to park vehicles outside the places designated for this purpose;
- q. to drive in electric cars and gas cars into the underground parking lot;
- r. to use an electric/gas/induction stove without the stove hood on;
- s. to use user's own heaters, ovens and electric heaters without Provider's permission;
- t. to interfere with the Souly heat management system and the Internet in terms of the box, reed switches and radiator heads;
- u. disconnecting network devices.

## **§ 6 Internet use rules**

1. Provider shall provide each User possessing suitable equipment according to Provider's separate instructions with access to the Internet via the infrastructure at Student Depot
2. The network speed and other technical conditions shall depend on the network infrastructure at Student Depot and the number of users.
3. Access to the network shall be made available by giving User the login and password and assigning an individual IP number.

4. User shall not be allowed to use the network for activities that violate the law, good morals, threaten the security of the network, in particular:
  - a. to use the network for illegal activities, e.g., by transmitting, sharing and/or using content and/or materials that violate the rights of third parties, especially those that are the object of intellectual property protection not owned by User;
  - b. to upload and/or share content that may violate personal rights;
  - c. to use the network to send unsolicited advertising content in bulk to recipients;
  - d. to spread computer viruses and other programs that can damage Internet users' devices;
  - e. to use systems and applications beyond the average use of the Internet posing a risk of excessive load on the Property's network infrastructure;
  - f. to provide network access data to third parties;
  - g. to conduct commercial activities through the network;
  - h. to undertake any other actions that may be considered potentially dangerous to the operation of the network, in particular: to attempt to access any network resources to which User is not authorized, to attempt to bypass the security measures used for wireless access, to run service servers on devices connected to the network, etc.
5. User shall be obliged:
  - a. to properly secure his/her equipment from unauthorized outside access;
  - b. to obey Provider's recommendations for the proper operation of the network;
  - c. to report any irregularities noticed in connection with the operation of the network.
6. In case of non-compliance with the provisions of § 6(4) and/or (5), User may be temporarily and/or permanently disconnected by Provider from access to the network.

## **§ 7 Remuneration and Deposit payment terms**

1. User undertakes to pay the Remuneration to Provider.
2. The Remuneration will be payable by the 5<sup>th</sup> day of each month, in advance, and in the case of payment for the first month of the Accommodation Term, no later than on the Handover Date if it falls before the 5<sup>th</sup> day of the month, to the bank account indicated by Provider on the invoice or by other payment methods made available to the User by the Provider.
3. In the event that, due to the Accommodation Term, the Agreement does not cover a full calendar month, the Remuneration will be calculated proportionally to the number of days of the Agreement being in force in the calendar month. In the event that, in accordance with the Accommodation Term, the termination date of the Agreement falls on a day other than the last day of the calendar month, User will be required to pay the Remuneration for that month on a pro rata basis in accordance with the preceding sentence, such pro rata Remuneration being payable:
  - a. by the 5<sup>th</sup> day of the month preceding the month for which the Proportional Pension will be due; or
  - b. on any other date designated by Provider, provided that Provider shall be entitled to indicate to User which of the methods of settlement of the last Remuneration he chooses

at any time during the Accommodation Term. Provider will inform User of his choice via User's electronic mailbox address indicated at the time of entering into the Agreement and/or in writing.

4. The Deposit shall payable by wire transfer to a bank account designated by Provider and shall not be subject to interest.
5. Provider may enter payment through a payment gateway operated by an online payment system operator of his choice. The Provider may also provide other methods of payment.
6. If a refund is required for a transaction made by User with a payment card, the Service Provider will make the refund to a bank account confirmed by Provider via e-mail.
7. For card payments, the processing time shall be calculated from the moment of positive authorization of the transaction. Available methods of payment: Credit cards: Visa, MasterCard.
8. In case of non-payment of the Remuneration and/or other dues under the Agreement (including due to damage caused at Student Depot and/or contractual penalties indicated in the Agreement) on time, Provider may satisfy his claims by setting them off the Deposit, and he shall be obliged to inform User of such set-off, in particular by e-mail. In any such case, User shall be obliged to replenish the Deposit within 7 days as of the date of such notification. Provider may satisfy his claims against User by setting them off the Deposit at any time, including after termination and/or expiration of the Agreement.
9. When making payment of the Remuneration and/or other fees by wire transfer by User, please indicate the current reservation number found in the App and in the e-mail "Transfer details".
10. For the avoidance of doubt, the Remuneration is due to the Provider from User throughout the Accommodation Term, regardless of whether the User actually uses the Room and/or Premises or not.
11. Regardless of the payment title indicated by the User, all of the User's payments will be credited towards the User's earliest due liabilities in the following order:
  - a) interest and other incidental liabilities
  - b) Remuneration
  - c) Deposit and Deposit replenishment
  - d) liabilities not listed in points a-c above.
12. Subject to separate provisions of the Regulations, all services of the Parties are settled in one currency specified in the Agreement. It is not possible to change the currency specified in the Agreement.

## **§ 8 Amendments to the Regulations and/or Agreement**

1. The provisions of the Regulations may be amended by Provider only for good cause, including but not limited to,
  - a. an organizational change (as long as such a change does not lead to an increase in the burden on User and does not violate his/her interests);
  - b. technical capacities; or
  - c. due to mandatory laws, court ruling and/or authority decision,

- to the extent that said cause will affect the terms and conditions of Provider's provision of the services set forth in the Regulations, and/or provisions of the Regulations, by posting it at Student Depot and informing User of the changes by sending an e-mail to User's e-mail address.
2. Subject to the provisions below, the new Regulations shall become effective within 14 days as of the date of posting at Student Depot and informing User of the changes by sending an e-mail to User's e-mail address.
  3. If User does not agree to the amendment to the Regulations, User may terminate the Agreement with one month's notice, effective at the end of the calendar month, within 14 days from the date of notification of the amendment to the Regulations. Until the end of the notice period, the Regulations as they existed before such amendment shall apply to the Agreement.
  4. User acknowledges that in the event of an Epidemic Emergency and/or other epidemic on the territory of the Republic of Poland, Provider may impose restrictions on the admission of User's guests to Student Depot as well as restrictions on the manner of use of the Shared Spaces, including the introduction of new sanitary requirements in the Shared Spaces in accordance with applicable law or guidelines and/or recommendations of government authorities.
  5. Neither Party to this Agreement shall be liable for non-performance and/or undue performance of its contractual obligations in the event of Force Majeure. In the event of inability to perform obligations under the Agreement due to the occurrence of Force Majeure, the Party claiming the occurrence of a Force Majeure event shall immediately notify the other Party of its occurrence and prove the inability to perform the Agreement due to the occurrence of Force Majeure. If such an event prevents the performance of particular obligations, this will result in the suspension of said obligations under the Agreement for the duration of the Force Majeure. In addition, said Party will endeavor to perform its obligations as soon as possible.

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

1. The Agreement shall end upon the expiration of the Accommodation Term and/or shall be terminated (as a result of termination and/or withdrawal) in the cases provided for in the Agreement. After the conclusion of the Agreement, the Accommodation Term may be changed by agreement of the Parties concluded, in particular, at the request of User expressed only in writing and/or by e-mail (either form is required for such consent to be valid), with Provider's consent in writing and/or by e-mail (either form is required for such consent to be valid) required for this agreement to be effective.
2. Provider may terminate the Agreement without notice in the event that:
  - a. User grossly and/or persistently violates the Agreement (or these Regulations, which constitute a part of it) or makes the use of other Rooms or Premises in Student Depot and/or Property a nuisance by his/her inappropriate behavior, especially in the case referred to in § 5(3-8) of the Regulations;
  - b. when the User violates the provisions of law in force in the territory of the Republic of Poland;
  - c. User fails to pay and/or replenish the Deposit within the time limits specified in the Regulations;

- d. User has given the Room or Premises for use to a third party without Provider's written consent;
- e. User is in delay with the payment of the Remuneration for at least two full payment periods, within the time limit under the Regulations, despite the issuance of an additional summons containing a one-month period for payment; Provider's electronic summons shall be deemed effective;
- f. User fails to comply with the instruction resulting from the statement included in § 1(8) of the Regulations;
- g. User repeatedly misuses the Room or Premises and/or Shared Spaces in the manner set forth in § 5(9) of the Regulations;
- h. User fails to comply with prohibitions and orders imposed by Provider in the event of an Epidemic Emergency and/or other epidemic on the territory of the Republic of Poland under applicable laws, decisions, rulings, and guidelines and recommendations of governmental authorities;
- i. User fails to claim the Room and/or Premises on the Handover Date despite Provider's willingness to handover the Room and/or Premises to User, for reasons other than the occurrence of a material defect, as referred to in § 2(5)(i)-(ii) of the Regulations.
- j. User permanently ceases to use the Room and/or Premises in accordance with the Accommodation Agreement, which is understood in particular as:
  - a. permanently leaving the Room and/or Premises while leaving the Room and/or Premises free of User's personal belongings;
  - b. leaving (handing over) the keys at the Student Depot reception desk;
 

provided, however, that in order to terminate the Agreement under this subsection, it shall be necessary that Provider give User prior notice in documentary form (e-mail) in which Provider requests User to advise, within three (3) days, whether User intends to return to the Room and/or Premises and use it in accordance with the Accommodation Agreement. Failure to respond within the specified period shall be deemed a negative response.

Termination of the Agreement by Provider may be made, in particular, by e-mail after prior reminder to User in documentary form (e-mail) indicating the violation and the lack of adequate response from User within 7 business days. The above reminder shall not apply to the circumstances indicated in letters d, h and i above. In the case of repeated violations of the same type, repeated notices shall not be required for effective termination of the Agreement.

- 3. User may terminate the Agreement in the event that:
  - (i) the Room or Premises is not handed over for the reasons specified in § 2(5)(i)-(ii) of the Regulations;
  - (ii) the Room or Premises during the Accommodation Term has material defects that make it impossible for User to use the Room or Premises for residential purposes;
  - (iii) Provider grossly and/or persistently violates the Agreement and/or Regulations.

Termination of the Agreement by User may be done in particular by e-mail after a written reminder to Provider indicating the violation and the lack of adequate response from Provider within 7 business days.

4. User shall return the Room or Premises together with the keys and additional equipment, if any, to Provider no later than 11:00 a.m. on the last day of the term of the Agreement. In the event of a delay in returning the Room or Premises, Provider shall have the right to charge a contractual penalty of 1/15<sup>th</sup> (one fifteenth) of the Remuneration for each day of delay. This provision shall apply mutatis mutandis if User is re-housed in accordance with the provisions of § 1(8) of the Regulations.
5. Except as otherwise provided in the Regulations, in case of termination of the Agreement and return of the Room or Premises and keys without reservations, the Deposit shall be returned to User by wire transfer within 14 business days as of the date of return of the Room or Premises and keys without reservations, but not earlier than 10 business days after the User provides the Provider with the bank account number to which the Deposit is to be returned. The Deposit will be returned in the nominal amount in PLN currency as paid by User, thus User acknowledges that Provider will not be obliged to cover the costs of the transfer made, in particular the costs of transaction handling and possible currency conversion. The Parties shall draw up a Certificate for the return of the Room or Premises, keys and any other movables transferred to User. Both the return of the Room or Premises, keys, as well as drawing up the Certificate, shall be possible during the working hours of the administration office of Student Depot. In the event of User's failure to appear on the date of the return transfer of the Room or Premises, Provider shall be entitled to unilaterally take the Premises from User and unilaterally sign the Certificate, to which User hereby agrees.
6. User shall be obligated to return the Room or Premises to Provider in an undisturbed condition, taking into account normal wear and tear, emptied of User's personal belongings and in good sanitary condition, on the last day of the term of the Agreement. In the event that the Room and/or Premises is returned in an improper sanitary condition and/or with User's personal belongings left behind, Provider shall be entitled to charge the actual costs of bringing the Room and/or Premises into a proper sanitary condition in excess of the Administrative Fee, such costs to be at market value, to User, and Provider shall not charge additional fees and/or markups.
7. Without prejudice to the provision of paragraph 5 above, in the event of failure to return the Room or Premises and the keys with certificate confirmation due to reasons dependent on User, Provider shall have the right to retain the Deposit paid as security for the purpose of making a deduction from the fees due to Provider, in particular the costs referred to in § 9(6) and/or (9) of the Regulations. The Parties understand that reasons attributable to User shall include in particular User's failure to appear on the date of return of the Room or Premises and/or User's failure to proceed with the certified return of the Room or Premises.
8. In the event of termination of the Agreement by Provider without notice in accordance with paragraph 2(a), (c-g) g of this section, Provider shall have the right to deduct the Deposit paid for the outstanding Remuneration and/or other fees due to Provider.
9. In the case of:
  - a. termination of the Agreement for any reason; or
  - b. User's moving out of the Room or Premises prior to termination of the Agreement, regardless of whether there has been a certified return of the Room or Premises; or
  - c. return of the Room or Premises by User on the basis of a Certificate upon termination of the Agreement;

- d. failure to return the Room or Premises and/or its non-emptying in the case specified in § 1(7) of the Regulations and User's leaving any items (movables) in the Room or Premises;

Provider shall be entitled to secure the items (movables) left in the Room or Premises by User, remove and deposit them in a place and manner selected by Provider, in particular in a warehouse. In the event that the above right is exercised, Provider shall immediately notify User by e-mail of the place of storage of the items left by User and call for their removal, setting at least a 7-day period for this purpose. The ineffective expiration of the set time limit and/or User's failure to collect the items (movables) within the set time limit shall be deemed as User's abandonment of the items (movables) with the intent to dispose of their ownership, and Provider shall be entitled to dispose of them, without liability for the resulting damage to User's property.

10. User's use of the Room and/or Premises after the expiration of the Agreement shall in no way be construed as an extension of the Accommodation Term;

11. Notwithstanding any other obligations incumbent upon User, in the event of User's use of the Room and/or Premises after the termination of the Agreement, User shall be obligated to pay to Provider compensation for non-contractual use of the Room and/or Premises in the amount of 1/15<sup>th</sup> of the Remuneration rate for each day of non-contractual use of the Room and/or Premises commenced.

12. In the event of termination of the Agreement by Provider through the fault of User, Provider shall be entitled to demand payment of a contractual penalty from User in the amount of the 2 (two)-month Remuneration (or in the equivalent amount of Remuneration due for the remaining period of the Agreement, if less than 2 months remain).

## **§ 10 Deliveries**

1. In the event of change of User's data (including change of delivery address and/or e-mail address), User shall be obliged to immediately inform Provider about the change, or else correspondence sent to the last delivery address properly indicated by User shall be considered as effectively delivered. User shall be obliged to inform in writing the Student Depot administration employee of and/or send an e-mail to Provider's e-mail address used to contact User about the change of his/her data. In the event of change of e-mail address, all provisions of the Regulations pertaining to User's electronic mailbox address indicated at the conclusion of the Agreement will take into account said change.

2. Provider shall also be obliged to inform User of any changes in his delivery address and/or e-mail address; otherwise, inter alia, correspondence sent to the last delivery address properly indicated by Provider shall be deemed to have effectively delivered.

3. Delivery by e-mail, except as expressly provided in the Agreement, shall be considered equivalent to delivery by registered letter and/or courier.

4. Correspondence sent via e-mail shall be treated as effectively delivered on the date the e-mail is sent to the properly designated e-mail address of the other Party.

5. The User agrees to the electronic delivery of invoices by Provider to the User's e-mail address provided for the purpose of concluding the Agreement or provided in the App.

## **§ 11 Visa Notice**

1. Any User (foreigner) who, prior to arrival in Poland, is required to obtain a visa entitling him/her to enter and stay in the territory of Poland, shall inform Provider about the fact of granting and/or refusing to grant him/her a visa immediately, but no later than 30 days before the scheduled transfer



of the Room and/or Premises, at the following e-mail address: [lodz@studentdepot.pl](mailto:lodz@studentdepot.pl). User shall also provide the above information to Provider upon Provider's written request.

2. If User does not have a valid visa or fails to present it upon Provider's request 30 days prior to the scheduled handover date of the Room and/or Premises, Provider shall be entitled to terminate the Agreement early with immediate effect by sending the notice of termination to the e-mail address indicated by User in the App.
3. In the event of termination of the Agreement pursuant to §11 section 2, the User shall be obliged to pay the Provider a contractual penalty in an amount equal to the Deposit paid by the User.

## **§ 12 Final provisions**

1. The Regulations shall be subject to posting at Student Depot in a conspicuous place. The current version of the Regulations shall also be available at any time at [www.studentdepot.pl](http://www.studentdepot.pl) and can be recorded by User at any time by printing it, saving it on a suitable medium and/or downloading it at any time from the Website.
2. The Parties shall have the right to assert claims exceeding the reserved contractual penalty, in particular the contractual penalty referred to in § 5(10) and § 9(4) of the Regulations.
3. The transfer of all and/or part of the rights and/or obligations under the Agreement by either Party to third parties during the term of the Agreement shall require the consent of the other Party expressed in writing, unless otherwise expressly provided in the Agreement, provided that Provider shall be entitled to transfer all and/or part of the rights (including present and future rights, claims and receivables) vested in Provider under the Agreement, without User's consent, to a bank and/or financial institution financing and/or refinancing (i) Provider and/or (ii) the construction of the Student Depot building.
4. Any amendment to the Agreement, including the extension of its validity (the Parties exclude the application of Article 674 of the Civil Code), shall be in writing, otherwise shall be null and void, subject to the exceptions expressly indicated in the Agreement and/or Regulations.
5. The validity and effectiveness of the Regulations shall not be affected by the ineffectiveness and/or invalidity of its individual provisions and/or by loopholes in the regulation. The ineffective or invalid provision and/or the loophole in the regulation shall be replaced or supplemented by the Parties by a provision that, according to the law, is valid and effective and most closely corresponds to the meaning and purpose of the ineffective and/or invalid provision and/or the remaining provisions of the Regulations.
6. The Regulations have been drawn up simultaneously in Polish and English language versions. In the event of any discrepancies between the language versions, the Regulations shall be interpreted according to the Polish language version.
7. Any disputes between the Parties shall be adjudicated by the Polish courts during the term of this Agreement and after its termination and/or expiration.

## Załącznik nr 1 - Cennik napraw / Appendix no 1 - Repair price list

	Opis / Zakres	Description / Scope	Cena brutto / Gross Price			
			[PLN]		[EUR]	
	<b>MALOWANIE</b>	<b>PAINTING</b>				
1	Malowanie ścian i sufitu w pomieszczeniach	Painting of walls and ceiling in rooms	55 zł	m2	12,79 EUR	m2
2	Naprawa narożników	Repair of corners	130 zł	szt	30,23 EUR	pc
3	Wyprawki tynkarskie	Plastering work	55 zł	m2	12,79 EUR	m2
	<b>WYKŁADZINA</b>	<b>FLOOR</b>				
4	Wymiana wykładziny w pokojach	Room carpet replacement	240 zł	m2	55,81 EUR	m2
5	Pranie wykładziny w pokojach	Room carpet washing	16 zł	m2	3,72 EUR	m2
	<b>MEBLE</b>	<b>FURNITURE</b>				
6	Łóżko 90x200	Bed 90x200	1 330 zł	szt	309,30 EUR	pc
7	Łóżko 120x200	Bed 120x200	1 870 zł	szt	434,88 EUR	pc
8	Materac 90x200 + pokrowiec	Bed 90x200 + cover	700 zł	szt	162,79 EUR	pc
9	Materac 120x200 + pokrowiec	Mattress 120x200 + cover	860 zł	szt.	200,00 EUR	pc.
10	Półka nad łóżkiem - headboard	Shelf over bed - headboard	400 zł	szt	93,02 EUR	pc
11	Pranie materaca	Mattress washing	135 zł	szt	31,40 EUR	pc
12	Pokrowiec na materac	Mattress cover	110 zł	szt	25,58 EUR	pc
13	Kanapa / sofa	Couch / sofa	1 870 zł	szt	434,88 EUR	pc
14	Pranie tapicerki na kanapie	Sofa upholstery washing	165 zł	szt	38,37 EUR	pc
15	Półki przy szafie na ubrania	Shelves next to the wardrobe	290 zł	szt.	67,44 EUR	pc.
16	Szafa na ubrania dwuskrzydłowa	Two-door wardrobe	2 350 zł	szt.	546,51 EUR	pc.
17	Regał z półkami	Bookcase with shelves	1 715 zł	szt.	398,84 EUR	pc.
18	Przedłużony parapet okna z otwieraną płytą jako rewizja techniczna dla zabudowy grzejnika	Extended window sill with opening panel as a technical cleanout for the radiator enclosure	860 zł	szt	200,00 EUR	pc
19	Oprawa lampy w pokoju na suficie	Room ceiling light fixture	400 zł	szt.	93,02 EUR	pc.
20	Tablica nad biurkiem (z tkaniną camiro + ramka z siatką stalową)	Board over desk (with camiro fabric + steel mesh frame)	400 zł	szt	93,02 EUR	pc
21	Grafika drukowana na piance pcv	PVC-foam printed artwork	165 zł	szt	38,37 EUR	pc
22	Drażek na powieszenie ubrań w szafie dwuskrzydłowej	Garment rail in double wardrobe	145 zł	szt.	33,72 EUR	pc.
23	Stół jadalniany	Dining table	1 010 zł	szt.	234,88 EUR	pc.
24	Krzesło do stołu	Table chair	400 zł	szt.	93,02 EUR	pc.
25	Plisy / rolety okienne	Window pleats	320 zł	szt.	74,42 EUR	pc.
26	Biurko	Desk	935 zł	szt	217,44 EUR	pc
27	Krzesło biurowe	Office chair	440 zł	szt	102,33 EUR	pc
28	Lustro w przedpokoju	Hallway mirror	320 zł	szt.	74,42 EUR	pc.
29	Lampka na biurko - mocowana do ściany	Desk lamp - fixed to the wall	242 zł	szt.	56,28 EUR	pc.
30	Lampka na biurko	Desk lamp	90 zł	szt	20,93 EUR	pc
31	Oprawy oświetleniowe sufitowe	Ceiling light fixtures	400 zł	szt	93,02 EUR	pc

	<b>ŁAZIENKA</b>	<b>BATHROOM</b>				
32	Brodzik prysznicowy	Shower tray	1 560 zł	szt	362,79 EUR	pc
33	Okladziny z płytek ceramicznych w łazience	Ceramic bathroom tiling	320 zł	m2	74,42 EUR	m2
34	Posadzka z płytek gresowych łazienka	Porcelain stoneware tile bathroom floor	320 zł	m2	74,42 EUR	m2
35	Posadzka z wykładziny LVT	LVT flooring	240 zł	m2	55,81 EUR	m2
36	Okrągłe lustro w łazience	Round bathroom mirror	400 zł	szt.	93,02 EUR	pc.
37	Kabina prysznicowa	Shower enclosure	1 950 zł	szt	453,49 EUR	pc
38	Ściana szklana z drzwiami do prysznicza	Glass wall with shower door	1 410 zł	szt.	327,91 EUR	pc.
39	Bateria prysznicowa	Shower mixer	475 zł	szt.	110,47 EUR	pc.
40	Słuchawka prysznicowa z uchwytem	Shower handset with handle	240 zł	szt.	55,81 EUR	pc.
41	Uchwyt na papier toaletowy	Toilet paper holder	90 zł	szt.	20,93 EUR	pc.
42	Haczyk na ręczniki	Towel hook	55 zł	szt.	12,79 EUR	pc.
43	Szafka pod umywalkę	Washbasin cabinet	780 zł	szt.	181,40 EUR	pc.
44	Kompakt WC	Close-coupled toilet	1 050 zł	szt	244,19 EUR	pc
45	Umywalka	Wash basin	550 zł	szt	127,91 EUR	pc
46	Bateria umywalkowa	Washbasin tap	240 zł	szt	55,81 EUR	pc
47	Syfon umywalkowy	Washbasin trap	190 zł	szt.	44,19 EUR	pc.
	<b>KUCHNIA</b>	<b>KITCHEN</b>				
49	Błat kuchenny	Kitchen countertop	1 010 zł	szt	234,88 EUR	pc
50	Fartuch w aneksie kuchennym z płyty meblowej	Furniture board kitchenette cut-off wall	860 zł	szt	200,00 EUR	pc
51	Zlew kuchenny	Kitchen sink	630 zł	szt	146,51 EUR	pc
52	Bateria - zlew	Mixer tap - sink	320 zł	szt	74,42 EUR	pc
53	Syfon zlewozmywakowy	Sink trap	220 zł	szt.	51,16 EUR	pc.
54	Krzesło kuchenne	Kitchen chair	400 zł	szt	93,02 EUR	pc
55	Płyta indukcyjna	Induction cooker	1 010 zł	szt	234,88 EUR	pc
56	Płyta grzewcza mała	Small cooking hob	1 010 zł	szt	234,88 EUR	pc
57	Płyta grzewcza duża	Large cooking hob	1 485 zł	szt	345,35 EUR	pc
58	Pochłaniacz	Absorber	1 255 zł	szt.	291,86 EUR	pc.
59	Czajnik bezprzewodowy	Wireless kettle	165 zł	szt.	38,37 EUR	pc.
60	Lodówka mała - podblatowa	Small under-counter refrigerator	1 180 zł	szt	274,42 EUR	pc
61	Lodówka duża	Large fridge	2 025 zł	szt	470,93 EUR	pc
62	Kosz do segregacji odpadów	Waste separation basket	90 zł	szt	20,93 EUR	pc
	<b>POZOSTAŁE</b>	<b>OTHER</b>				
63	Access Point/Router	Access Point/Router	1 560 zł	szt	362,79 EUR	pc
64	Listwy wykończeniowe / cokoły	Plinths	100 zł	m2	23,26 EUR	m2
65	Drzwi przeciwpożarowe	Fire door	3 430 zł	szt	797,67 EUR	pc
66	Gniazdo podwójne dla lodówki i płyty	Double fridge and hob socket	165 zł	szt	38,37 EUR	pc
67	Gniazdo IP pojedyncze dla okapu	Single IP ranger foodsocket	110 zł	szt	25,58 EUR	pc
68	Gniazdo podwójne p/t 16A, IP44 nad blatem	Double socket p/t 16A, IP44 above the countertop	165 zł	szt	38,37 EUR	pc
69	Gniazda podwójne w pokoju - przy biurku	Double in-room sockets - at the desk	165 zł	szt	38,37 EUR	pc
70	Oświetlenie LED RGB nad łóżkiem	RGB LED lighting above the bed	400 zł	szt	93,02 EUR	pc

71	Skrzydło drzwi	Wall stops	1 100 zł	szt	255,81 EUR	pc
72	Ościeżnica drzwi	Door leaf	1 870 zł	szt	434,88 EUR	pc
73	Drzwi z ościeżnicą do pokoju	Door frame	2 805 zł	szt	652,33 EUR	pc
	<b>SPRZĄTANIE</b>	<b>CLEANING</b>				
74	Pozostawienie pokoju bez posprzątania	Leaving the room untidy	240 zł	pokój	55,81 EUR	room
75	Ozonowanie	Ozone treatment	475 zł	pokój	110,47 EUR	room