

1. Rent

1.1 The rent shall be paid monthly.

1.2 The landlord shall have the right to review annually the amount of rent charged. As a rule, the rent review shall be notified in writing along with written notification of the rent review for the apartment.

2. Use of parking spaces

2.1 The parking space shall be solely for the parking of a vehicle, as specified in section 2.2, used by the tenant or his or her family member.

2.2 The parking space may only be used to park registered passenger cars, estate cars and vans, as well as motor cycles (for example, the parking of lorries, caravans, and unregistered vehicles is prohibited.)

2.3 The tenant's vehicle must be parked expressly in the parking space rented for the purpose, and not in any other areas under the control of the landlord.

2.4 Mutual exchange of parking spaces may not be carried out without the approval of the landlord.

2.5 The tenant shall keep the parking space in good order and comply with the housing rules and regulations in its use, including instructions and regulations issued by the landlord for maintaining public order.

2.6 The landlord shall not be responsible for damage to the vehicle occurring while it is in the parking space — nor for any disturbance preventing use of the parking space — unless caused by negligence on behalf of the landlord.

3. Use of heating plug

3.1 Electrical power for car engine heating may be a maximum of 1,000 watts.

3.2 Heating resistance and connecting leads must be fully approved by the Electrical Inspectorate.

3.3 Connecting leads may not be left hanging from the heating post.

3.4 The tenant shall be responsible for any damage caused by misuse of the heating apparatus.

3.5 Upon termination of the rental agreement the tenant shall immediately return the key for the heating apparatus to the property maintenance company. The tenant shall be responsible for all expenses caused by failure to return the key.

4. Maintenance of parking space

The property manager shall be responsible for maintenance of the parking area within the following limits:

- The property manager shall not arrange for snow to be cleared from the spaces between parked cars, nor sand or salt between cars or parking spaces, nor within the individual parking spaces (for example, underneath cars).
- The property manager shall nevertheless also attempt, where possible, to take care of the winter maintenance of the parking spaces themselves, over broader areas at a time.

5. Breaking of terms and conditions

If the tenant neglects to pay rent or otherwise breaks the terms and conditions of this agreement, the landlord shall have the right, without further communication with the tenant, to prevent the use of the parking space, and to withdraw from or rescind the agreement.

6. Validity of agreement

The agreement is valid until further notice. The term of notice for either party is one (1) month, calculated from the end of the month during which the notice came to the attention of the opposite party.