

# TEMPORARY LEASE AGREEMENT FOR NON RESIDENTIAL PURPOSE

between

AZIENDA SPECIALE **WORLD TRADE CENTER GENOA**, of Genova, Italy, Via Garibaldi 4 (Fiscal code and VAT number 01601570995), represented by its President and legal representative Mr. Massimo Giacchetta, hereinafter referred to as the "Landlord";

and

\_\_\_\_\_ of (city) \_\_\_\_\_ (address) \_\_\_\_\_ (VAT number \_\_\_\_\_), represented by its legal representative \_\_\_\_\_ hereinafter referred to as the "Tenant".

## **It is the intent of this Lease and agreed to by the Parties to this Lease that**

1. The Tenant shall occupy and use the Premises for hours, days, weeks, months or for one year within the limits of the Landlord's availability; occupation may be extended, depending on other commitments of the Landlord, unless the Parties agree otherwise. It is agreed that the Premises shall be occupied for temporary and provisional needs of the Tenant, its employees and/or enterprises that cooperate regularly with the Tenant.
2. The above-mentioned occupation of the Premises may occur more than once a year and/or throughout the year, subject to previous booking of the required period(s). Failure to occupy the Premises during a booked period - should the Landlord be unable to let them to other users during said period - shall not exempt the Tenant from paying the full amount due as rent and as compensation for damages.
3. All cleaning, heating, air conditioning, water and power supply, and security expenses shall be borne by the Landlord.
4. The Tenant declares having inspected the Premises and found them to be in good order. The Tenant accepts the property in its "as is" condition. The Tenant shall take due care of the property and return it in the same condition in which it was handed over, except for normal wear and tear; otherwise, the Tenant shall bear the costs of repair.
5. The Tenant shall not carry out any modification, renewal, improvement or extension work in the leased property without prior written consent by the Landlord. Otherwise, upon simple request of the Landlord, the Tenant shall restore the property to the same condition in which it was handed over during the term of this lease agreement, and the Tenant shall bear all relevant expenses.
6. The Landlord is entitled to keep - without paying any dues or compensation to the Tenant, who expressly waives any right to such payment - any

improvements or non removable extensions made by the Tenant, including those made with the Landlord's permission. Otherwise, upon simple request of the Landlord, the Tenant shall restore the property to the same condition in which it was handed over during the term of this lease agreement, and the Tenant shall bear all relevant expenses.

7. The Tenant declares having read and understood the House Rules and Regulations and undertakes to abide by their terms.
8. The monthly rent to be paid for temporary occupation of the .... sqm office space on the 19th floor of the WTC tower and for the charges described in section 3 above is € 1500 **plus VAT** and shall be adjusted every year on the basis of the ISTAT index of changes in consumer prices over the previous year.
9. Parking spaces: 1
10. Mode of payment: the agreed-upon rent shall be paid by the Tenant to the Landlord in three-monthly instalments within the first 10 days of every third month starting from..., or monthly, after putting down a security deposit equal to two months' rent.

This lease agreement for the temporary use of the Landlord's office space by the Tenant shall be in force from 2017 to /2016 and shall be automatically renewed for successive one year terms, unless either Party gives a three-month notice to the other Party by means of a registered letter.

Read, approved, and signed in Genoa on \_\_\_\_\_ .

The Landlord

AZIENDA SPECIALE WORLD TRADE CENTER GENOA

The Tenant