

Na Příkopě 15 ●

HEADS OF TERMS

Offices Unlimited s.r.o.

Na Příkopě 15

The Offer for



Specification of the condition

- 1. Contracting Parties** Offices Unlimited s.r.o. as "Lessee"
..... as "Sublessee"
- 2. Subject of the Sublease** Sublease of the unit/units nr. ... on the 5th floor above the ground in the building Detsky dum, Na Příkopě 15, Prague 1 – Stare Mesto.
- 3. Premises** Rentable net area includes ... sq.m. which consists of ... room/s.
Share on the floor (which consist of corridors, sanitary and other facilities) is included in the Subject of the Sublease.
Total area including the share on the floor is ... sq.m.
- 4. Length of the Sublease** From ... to (... months).
- 5. Monthly Rent** Monthly rent is in amount of CZK/EUR plus VAT.
Rent could be annually increased by inflation (announced by Czech Statistical Office).
- 6. Payment Conditions** The rent is payable in monthly payments always in advance on the 20th day of the month preceding the month of the sublease.
Payment of the first rent is payable up to three days after signing the Contract.
- 7. Deposit** Deposit is in amount of one-month rent plus one-month service charges plus VAT. Deposit is payable before handover of the Subject of the Sublease.
- 8. Service Charges** Service charges are not included in the rent.
The Sublessee is obliged to pay service charges in amount of **162,- CZK/sq.m.** of the total subleased area plus VAT. I.e. total amount of the service charges is CZK/month plus VAT.

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Service charges include: consumption of water, electricity, heating, cooling, cleaning and maintenance of the common area, WiFi connection.

9. Construction Works

Sublessee is not allowed to perform any construction works in the Subject of the Sublease without prior agreement with the Lessee.

10. End of the Sublease

Sublessee is obliged to handover the Subject of the Lease vacated and in a state of normal wear and tear and returns all the keys/chip cards.

Sublessee must secure deletion of the address of the Subject of the Sublease as registered office in Business Register.

Date:

Offices Unlimited s.r.o.

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Pricelist

Furniture rental

	Premium standard	Basic standard
Chair	500 CZK/month	250 CZK/month
Table	1.000 CZK/month	500 CZK/month
Shelf + 2x container	1.000 CZK/month	500 CZK/month

Meeting room for 10 persons

	Without service	With assistant service
1 hour	400 CZK	500 CZK
2 hours	700 CZK	900 CZK
3 hours	900 CZK	1.200 CZK
4 hours and more	250 CZK /hour	350 CZK /hour

Parking space rental

1 month	10.000 CZK/month
2 month	8.000 CZK/month
3 months and more	7.000 CZK/month