

[Free English translation: for convenience purposes only]

**LEASE CONTRACT  
FOR A STUDENT ENROLLED AT THE UNIVERSITY OF LIEGE  
OR AT A COLLEGE OF HIGHER EDUCATION OF LIEGE**

Contract n° [redacted]

BETWEEN

City Living (Europe) Limited, company incorporated under the laws of the United Kingdom with registered office at 52 Leith Walk, Edinburgh EH6 5HW, United Kingdom registered under number 293673, with correspondence address Avenue Louise 130A, 1050 Brussels, Belgium.

Hereinafter referred to as the « Landlord »;

AND

Family name [redacted]  
First name [redacted]  
 Male  Female  
Date of Birth [redacted]  
Place of Birth [redacted]  
Permanent address [redacted]  
Street [redacted] Postcode [redacted] City [redacted] Country [redacted]  
Home phone [redacted] Mobile Phone [redacted]  
E-mail address [redacted]  
Emergency Contact Name [redacted] Emergency Contact Phone [redacted]  
Enrolling for the period (please indicate year)  
 Academic year (fall and spring) 20[redacted]-20[redacted]

Hereinafter referred to as the « Tenant »;

Hereinafter jointly referred to as the « Parties »;

THE PARTIES HAVE EXPRESSLY AGREED TO ENTER INTO A LEASE AGREEMENT IN ACCORDANCE WITH (I) THE GENERAL TERMS AND CONDITIONS WHICH ARE ATTACHED HERETO AND (II) THE SPECIAL TERMS AND CONDITIONS WHICH ARE SET OUT BELOW, AS WELL AS (III) THE INTERNAL REGULATIONS, ALL OF WHICH SHALL TOGETHER FORM THIS LEASE:

(I) SPECIAL TERMS AND CONDITIONS

**1. OBJECT - DESCRIPTION**

**(see Article 1 of the general terms and conditions)**

The Landlord grants to the Tenant, who accepts, a lease on the following premises (hereinafter the « Rented Premises »):

- Private area :
  - O Room n° [redacted] of category [redacted] / located on the [redacted] floor of the building referred to as « Résidence G. Ruhl » located boulevard d'Avroy 67 at 4000 Liège, with a surface of about [redacted] sqm and including the furniture described under **Annex 1** representing [redacted]% quantities in the Résidence G. Ruhl.
- Common areas:
  - O Privative common areas (to the occupants of rooms of the same floor only – occupants of rooms of category suite are excluded) described under **Annex 2 (Kitchen/ dining areas)**.
  - O General common areas (to all occupants): described under **Annex 3**. This Annex shall be delivered to the Tenant on the date of entry into the Rented Premises.

**2. DURATION**

**(see Article 2 of the general terms and conditions)**

The lease is entered into for a term of [ten] months, starting on [redacted] and automatically ending on [redacted].

**3. RENT**

**(see Article 3 of the general terms and conditions)**

The weekly rent is fixed at [redacted] euros.

The rent is payable following one of the modalities below, as elected by the Tenant:

Initials

[redacted box]

- payment of the Total Rent at the date of signature of this contract. By paying annually, the Tenant is entitled to a 5% discount on the Total Rent.
- 1) a first payment of 40% of the Total Rent, i.e. [redacted] euros at the signature of this contract;  
2) a second payment of 30% of the Total Rent, i.e. [redacted] euros by [redacted]; and  
3) a last payment of 30% of the Total Rent, i.e. [redacted] euros by [redacted]  
By paying the Total Rent in three instalments of 40%- 30%- 30%, the Tenant is entitled to a 2% discount on the Total Rent, to be deducted from the last 30% instalment.
- a first monthly payment at the signature of this contract of [redacted] euros and anticipatory monthly payments on the first day of each month of [redacted] euros, starting on [redacted] and ending on [redacted].

**4. PROVISION FOR CONSUMPTION CHARGES**  
(see Article 4 of the general terms and conditions)

The monthly provision which the Tenant must pay for consumption charges shall be estimated by the Landlord and shall be paid as of the first of [September] on the following bank account: [redacted] followed by future monthly instalments.

**5. CONDITION PRECEDENT**  
(see Article 5 of the general terms and conditions)

This contract is subject to the realization of the following cumulative conditions precedent to the benefit of the Landlord only:

- 5.1. the payment by the Tenant of [EUR 100.00]. The payment of this amount will trigger the reservation of the chosen premises for a period of seven working days, during which the Tenant is entitled to terminate this contract within the limits of article 5 of the general terms and conditions; and shall be part of the rent in case of lease or be returned in case of such termination and
- 5.2. within the seven (7) working day-period as from the payment of the above amount:
  - a. the Tenant returns a signed copy of the lease to the Landlord [per e-mail .....or telefax.....] with three originals to follow per express delivery mail service];
  - b. the Tenant pays to the Landlord the rent due at the signature of the lease;
  - c. the Tenant pays to the Landlord the rental guarantee; and
  - d. the Tenant provides, if required pursuant to article 7, the Landlord with the completed guarantor's form.

In case of non-completion of the provisions of article 5.2, the Landlord may deem the contract inexistent.

**6. RENTAL GUARANTEE**  
(see Article 6 of the general terms and conditions)

The rental guarantee to be provided by the Tenant in accordance with article 6 of the general terms and conditions) shall amount to the equivalent of four weeks rent, i.e. [redacted] euros.

**7. PARENTAL GUARANTEE**  
(see Article 7 of the general terms and conditions)

The Tenant shall, only in case of monthly payment of the rent, have the guarantor's form completed and signed by one of its legal representatives. The guarantor's form shall remain attached to this contract under Annex 4.

This contract is  
Signed at .....  
on .....

in three original copies, one of which shall be used for registration purposes and the other two shall be provided to each of the parties.

The Landlord

The Tenant

\_\_\_\_\_  
City Living (Europe) Ltd

\_\_\_\_\_  
If the Tenant is a minor, this contract is signed by his legal representative.

Initials



(II) GENERAL TERMS AND CONDITIONS

**1. OBJECT - DESCRIPTION - STATUS**

The Tenant acknowledges that the Rented Premises are completely refurbished and delivered in a perfect state of maintenance, security, cleanliness and habitability.

The Landlord declares to be aware of the regulations relating to the letting permit referred to in the Walloon Housing Code of October 29, 1998 and its executive decree of June 3, 2004 and commits to be in possession of such permit by the day prior to the starting date of this lease.

The Rented Premises contain common areas to the occupants of the Résidence G. Ruhl. A distinction is made between (i) the Privative Common areas, which are those which may be used by the room occupants (room occupants of category suite excluded) sharing the same floor of the Résidence G. Ruhl and (ii) the General Common areas, which are those which may be used by all the rooms occupants.

**2. DURATION**

This lease shall last for the term which is stated in the special terms and conditions. The Tenant may use the Rented Premises during week-ends and holidays during this term.

Continued occupation of the Rented Premises beyond the end of the contractual term will in no way be considered as a renewal by tacit agreement.

The Tenant is entitled to terminate the lease upon the expiry of each month without indemnity provided that the Tenant finds another candidate-tenant which (i) accepts to enter into a new lease for the outstanding duration of the lease and (ii) is acceptable to the Landlord.

**3. RENT**

The rent includes the service maintenance charges relating to the building (i.e.: weekly cleaning of the common areas – excluding dish washing) and Internet connection.

The Total Rent is the rent due for the entire duration of the lease.

The rent is payable onto the bank account n° ..... with mention of the family name, first name and contract reference or by credit card on the instalment date set forth in the special terms and conditions.

Any modification in the course of this contract pertaining to the payment modality initially elected shall be subject to the prior written consent of the Landlord.

In the event of an anticipated departure of the Tenant, the rent remains due.

**4. CONSUMPTION CHARGES**

The Tenant shall pay to the Landlord or to the property manager its share of the consumption charges (i.e. [heating, electricity, cold water, hot water]), calculated in accordance with the quantities attributed to the Rented Premises.

The quantities assigned to the Rented Premises are as set forth in Article 1 of the special conditions.

In order to ensure that the consumption charges are duly paid, the Tenant shall pay to the Landlord or to the property manager an anticipatory monthly provision on the first day of each month. This provision consists in a provisional estimate of the monthly charges.

As soon as possible upon expiry of each academic year, the Landlord or the property manager shall draw up a statement setting out the actual expenditure incurred during the past year.

Any sums which are due pursuant to this article shall be paid within ten days of receipt of request.

**5. 7-WORKING DAY TERMINATION**

The Tenant has the right to notify by a fax or e-mail to the Landlord within a seven (7) working day period following the payment of the amount of 100 euro mentioned under article 5 of the special terms and conditions the termination of the lease without penalty and without motive. This termination has to be confirmed by a registered letter within the same seven-day period.

In the event the lease would not be concluded due to the abovementioned termination of the lease contract by the Tenant or the non fulfilment of the conditions of article 5.2 of the special terms and conditions, the Landlord shall return the payment of 100 EUR received from the tenant.

**6. RENTAL GUARANTEE**

In order to guarantee the proper and complete performance of its obligations under this contract, the Tenant shall either wire onto the bank account of the Landlord n° ..... or pay by credit card at the signature of this contract the agreed rental guarantee amount.



The Tenant shall have no access to the Rented Premises as long as the rental guarantee has not been properly constituted in favour of the Landlord.

The rental guarantee shall notably be used to cover the damages to the Rented Premises caused by the Tenant or by third parties to whom the Tenant has given access to the Rented Premises.

The rental guarantee shall be released, subject to prior deduction of any amount owed upon termination of this contract, once the Landlord has acknowledged the proper and complete performance of the Tenant's obligations.

Under no circumstances may the Tenant use the rental guarantee as payment neither for any rent nor charges.

#### 7. PARENTAL GUARANTEE

In addition to the rental guarantee mentioned under article 6 of the general terms and conditions and only in case of monthly payment of the rent, one of the legal representatives of the Tenant will intervene as the guarantor to the proper execution of the Tenant's obligations under this contract.

#### 8. BANK FEES AND CREDIT CARD FEES

All bank fees (for international payments as the case may be) shall be at the Tenant's charge.

Any payment with a credit card triggers a surcharge of 2.5% (Visa, Mastercard, American Express).

#### 9. PAYMENT AND INTEREST

Any sum due by the Tenant shall automatically and without prior notice, accrue interest as of its due date at a rate of 10% per year. Such interest shall be computed each time for the entire initiated month.

#### 10. USE – ASSIGNMENT – SUBLETTING - OCCUPATION

The Rented Premises are exclusively reserved for the Tenant only. The Tenant shall not assign nor sublet the Rented Premises.

It is agreed, as an essential condition of this agreement, that the Tenant is a full time student during the term of this contract and that the Tenant shall supply evidence of this to the Landlord at the date of entry into the Rented Premises. Non-compliance with this rule shall constitute a serious breach of the Tenant allowing the Landlord to require the termination of the lease and apply article 16 of the general terms and conditions.

The Rented Premises may not be used for another use than student accommodation and shall never be used as the Tenant's main residence, nor for operating retail business, or for performing professional activities or a public sale. This is an essential condition of this lease.

The Tenant shall be solely liable, at Landlord's full discharge, for possible tax or criminal consequences arising from an activity prohibited under this lease.

#### 11. SURVEY OF THE PREMISES

In conformity with article 1730 §1 al.1 of the Civil code, a contradictory entry survey of the premises shall be drawn up, at common costs, at the starting date of the lease. This survey shall be attached to this contract (**Annex 5**) and be registered.

Upon expiry of this contract, the Tenant will vacate the room and all belongings and shall return the Rented Premises as described in the entry survey, except for normal wear and tear.

The Tenant must provide the Landlord or its representative at least 7 working days notice prior his/her departure so that the room can be inspected and that a contradictory exit survey can be drawn up on the last day of the lease. The Parties commit to be present or duly represented for the exit survey. The exit survey shall be binding for both Parties.

#### 12. TAX – REGISTRATION OF THE LEASE

All taxes and duties whatsoever applicable directly or indirectly on the Rented Premises (as for instance the tax on the waste removal) are neither included in the maintenance service charges nor in the consumption charges and shall be borne by the Tenant, except for the real estate withholding tax which remains at the Landlord's charge.

The Landlord shall proceed with the registration of this contract within a two-month period as from the conclusion of the lease.

#### 13. MAINTENANCE

The Tenant shall occupy the Rented Premises in accordance with the reasonable care standard (*"bon père de famille"*) and shall refrain from doing anything that could affect the other co-tenants', the Landlord's or his representatives' right of peaceful occupation in the building « Résidence G. Rühl ».



The Tenant shall maintain the Rented Premises in a perfect state of cleanliness and ensure that all equipments, installations and ducts remain operational. Should the Tenant fail to respect his maintenance obligations, the Landlord shall be allowed to carry out the required maintenance works at the Tenant's costs.

The Tenant shall be responsible for the repair relating to damages caused by himself or any other person to whom he has given access to his Private Area.

The Tenant and the other students occupying the rooms on the same floor of the "Résidence G. Ruhl" are jointly liable for damages to their Privative Common Areas.

The Tenant and the other students occupying the "Résidence G. Ruhl" are jointly liable for damages to the General Common Areas.

Should the Tenant be aware of any damage to the Rented Premises, he shall notify the Landlord thereof without delay.

#### 14. TRANSFORMATIONS

The Tenant is not allowed to carry out works in the Rented Premises.

#### 15. VISITS OF THE LANDLORD - POSTERS - EXPROPRIATION

The Landlord or his representative shall be allowed to carry out, within three months prior to the end of this contract, visits of the Rented Premises with prospects, two days per week, for two consecutive hours, to be agreed with the Tenant.

The preceding is also applicable when the premises or the Landlord on the owner of the premises are put up for sale, even if this occurs more than three months before the end of the lease.

The Landlord is also allowed to set up an appointment with the Tenant for visiting the Rented Premises (i) in view of controlling the proper performance of the Tenant's obligations, and this twice a year, or (ii) in view of allowing the visit of the Rented Premises by a real estate professional, agent, broker, contractor, architect, etc. taking however into consideration the right of privacy of the Tenant.

In case of expropriation, the Landlord shall notify the Tenant thereof, the latter being barred from claiming any indemnity relating thereto. He shall claim his rights only to the expropriating authorities.

#### 16. TERMINATION FOR DEFAULT OF THE TENANT

In the event this contract would be terminated due to the Tenant's default, the latter will bear all costs and expenditures resulting from this termination and pay, in addition to all due rents, a termination indemnity amounting to two months rent, the costs incurred for the reinstatement of the Rented Premises and all fees due to the expert entrusted with the exit survey, and within the limits of the professional current practice, fees of the real estate agent in charge of the reletting.

#### 17. INTERNAL REGULATIONS

The Tenant acknowledges that he is aware of the internal regulations attached in **Annex 6** of this contract and shall strictly comply therewith.

Non-compliance with one of the rules provided for in these internal regulations shall constitute a serious breach of the Tenant allowing the Landlord to require the termination of the lease and apply article 16 of the general terms and conditions.

#### 18. INSURANCE

The Tenant is required to subscribe, for the duration of the lease, a civil liability insurance covering the rental risks, such as fire, water damage and broken windows.

He shall provide the Landlord, upon request, with the evidence of subscription of a valid and effective insurance.

#### 19. NOTIFICATIONS

Any notification made by registered letter shall be deemed to have been delivered on the date on which the registered letter is entrusted to the post office as shown by the postmark.

#### 20. MISCELLANEOUS

The Tenant shall remit to the property manager of the Rented Premises a 50 euro deposit for his room/studio key. This amount shall be returned to the Tenant at the end of the lease when the latter returns the key to the property manager.

Any reproduction of such key is strictly forbidden and shall constitute a serious breach of the Tenant allowing the Landlord to require the termination of the lease and apply article 16 of the general terms and conditions.

The acceptance by the Landlord or its property manager of the Tenant's key when the Tenant leaves the Rented Premises shall never be interpreted as a waiver of the Landlord to claim for the rental damages.



Annex I:  
List of furniture of each bedroom

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Standard Rooms

- Single beds
- Desk
- Wall Boxes
- Mirror
- Wardrobe
- Desk Chair
- TV
- Washbasin
- Toilet
- Mirror
- Shower
- Shower Curtain

Standard + Rooms

- Room is larger than standard room
- Single Bed
- Desk
- Drawers
- Wall Boxes
- Mirror
- Wardrobe
- Desk Chair
- TV
- Washbasin
- Toilet
- Mirror
- Shower
- Shower Curtain

Executive Rooms

- Room is larger than standard + room
- Double Bed
- 2 Bedside tables
- Desk
- Drawer
- Mirror
- Wardrobe
- Desk chair
- Tub chair
- TV
- Washbasin
- Toilet
- Mirror
- Shower
- Shower curtain

Executive + rooms

- Room is larger than executive room
- Double bed
- Bedside table
- Desk
- Drawer
- F4 x 2 with shelves
- Mirror
- Wardrobe



- Desk Chair
- TV
- Washbasin
- Toilet
- Shower
- Shower curtain
- Fridge/Freezer
- Cast iron Plate
- Combi Oven
- Electrical Hood
- Sink

Suites

- Room is larger than executive + room
- Double Bed
- Desk
- Drawer
- F4 x 2 with shelves
- Mirror
- Wardrobe
- Chair
- TV
- Washbasin
- Toilet
- Mirror
- Shower
- Shower Curtain
- Fridge/Freezer
- Cast Iron Plate
- Combi Oven
- Electrical Hood
- Sink

Annex 2: Privative common areas

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Kitchens

- Fridge – Storage space per room
- Freezer – Storage space per room
- Oven
- Hob for cooking
- Oven extractor hood
- Microwave x 2
- Dishwasher (to be confirmed)
- Sink with taps
- Lockable storage space per room
- General storage cupboards and drawers
- General waste cupboard with bin
- Cupboard for cleaning equipment containing:
  1. Vacuum cleaner
  2. Dustpan and brush
  3. Bucket and mop
- Environmental corner with recycling bins
- Dining table with chairs for each room



Annex 3:

General Common areas

Annex 5:

Survey of the premises contradictorily drawn up.

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Provided on check-in date



Annex 4: Guarantor's form: only in case of monthly payment plan

GUARANTOR FORM

Surname + First name: .....  
Property Address:.....  
Postcode:.....Country:.....  
Relationship to the student Tenant:.....

hereby irrevocably as joint guarantor (hereinafter "the Guarantor") guarantees to City Living (Europe) Limited (hereinafter "the Landlord") the proper performance by ..... (hereinafter "the Tenant") of any and all of the Tenant's obligations under the student lease agreement dated ..... with regard to the lease on a the Rented Premises located in a building referred to as "Résidence G. Ruhl" at 4000 Liège, boulevard d'Avroy 67 for a duration of [...] months, starting on ..... and ending on ..... (hereinafter the "Student Lease Agreement") (hereinafter the "Guarantee").

The Guarantor hereby represents and warrants to the Landlord that :

1. CREDITWORTHINESS  
The Guarantor has not been declared bankrupt and is not subject to any procedure for composition with creditors nor to any other insolvency procedure and no action is pending which would involve the Guarantor or would have been notified to him aiming at having the Guarantor declared bankrupt or aiming at initiating against the Guarantor any moratorium, composition with creditors, liquidation or any other insolvency procedure.
2. CAPACITY  
The Guarantor has the full right, power and authority to enter into and assume and perform any and all obligations to be assumed and performed under this Guarantee.

This Guarantee enters into force as from the signature of the Student Lease Agreement and will remain in force and effect for a period expiring automatically thirty (30) days after the termination of the Student Lease Agreement.

This Guarantee shall be governed by, and interpreted in accordance with, the laws of the Kingdom of Belgium, including more specifically articles 2011 through 2043bis of the Civil Code and shall be construed as a joint and several guarantee.

The Guarantor copies hereunder the following text in handwriting: "By guaranteeing irrevocably [name + surname of Tenant] for any and all sums deriving from the Student Lease Agreement concluded for a duration of [...] months, I commit to reimburse the due amounts to the Landlord of [name + surname of Tenant] on my assets and remunerations if, and within the limits that [name + surname of Tenant] does not fulfill its obligations".

.....  
.....

This contract is  
Signed at .....  
on .....

\_\_\_\_\_  
Name : .....



Annex 6: Internal regulations.

INTERNAL REGULATIONS  
Résidence Home G. Ruhl

SECTION 1 - PRÉAMBULE

By signing a student lease agreement relating to an apartment/ studio in the building referred to as « Résidence Home G. Ruhl », the Tenant accepts to adhere without reserve to all articles of these regulations, which are deemed to be incorporated in the student lease agreement.

These internal regulations enumerate the rules and modalities governing the occupation and the use of the premises, and the responsibilities of the tenants vis-à-vis each other and vis-à-vis the Landlord.

The purpose of these regulations is to ensure all occupants a peaceful enjoyment of the premises. The rented premises shall be occupied in accordance with the reasonable care standard (“*bon père de famille*”).

These regulations can be modified by the Landlord or its building manager.

In the event that one or more provisions of these regulations would contradict the student lease agreement, the latter shall prevail.

SECTION 2 – OCCUPATION MODALITIES

*Article 1: Excessive noise prohibition*

The tenants shall refrain from making any noise that may cause disturbance either inside or outside of the building between 11.00 p.m. and 08.00 a.m.

The tenants may not produce any excessive or abnormal noise by making use of music instruments, household appliances, office appliances or any other technical equipment which could disturb the other occupants of the building.

The tenants should refrain from slamming the doors.

No engines may be installed in the private areas, except small engines intended for household appliances and computer material. Such engines and machines shall in no event create vibrations disturbing the other tenants.

*Article 2: Non smoking building*

Smoking is prohibited inside the building, both in the common areas and in the private areas.

*Article 3: Prohibition of animals in the building*

The tenant is not allowed to introduce animals in the building.

*Article 4: Maintenance, neatness and hygiène*

**4.1 Common areas**

The Landlord or the building manager are solely responsible for the appointing of the cleaning firms for the windows and glaze doors and the common areas of the building.

The tenants may not obstruct or allow people invited by them to obstruct the entries, the halls, the landings, the staircases and other common areas of the building; the common areas of the building shall remain accessible at any time.

The tenants are responsible for the tidying up of the common areas, including halls and stairways.

The waste and litter must be collected into bags and stored in the dedicated room indicated by the building manager.

**4.2 Private areas**

The tenants are responsible for the cleaning of the private areas taken on lease by them.

The tenants shall maintain the water conducts by not obstructing them and the heating conducts by protecting them from frost.

The beds need to be covered with linen.

No furniture may be removed from the private areas.

**4.3 Hygiène**

Any student affected by an infectious disease must declare his illness immediately to the Landlord or his property manager, who may take the necessary measures in this respect.

*Article 5: Security*

**5.1 Dangerous products**

No dangerous, inflammable, explosive, toxic, unhealthy, harmful or odorous product or substance (gaseous, liquid or solid) may be stored inside the building by any Tenant.

**5.2 Fire prevention**

Obstructions to the free access of emergency exits, fire stairs or other fire protective equipment are prohibited.

The tenants may only use electric appliances with a compatible power with the existing electric infrastructure within the building.

The burning of incense sticks, candles and oil lamps are prohibited.



It is forbidden to tamper with the security devices (fire detectors, fire alarms, cameras ...) and the fire extinguishers or to make unnecessary use of them. A fine will be payable for improper use.

**5.3 Lifts**

The tenants are not permitted to overload the lifts beyond their maximum capacity. They will have to comply with the specific provisions displayed in the lift cabins ; the Landlord or his building manager will not be responsible for possible accidents.

**5.4 Windows**

The tenants shall not force the opening of the windows of the building beyond their restricted opening, which have been restricted for safety purposes.

**Article 6: Works**

Tenants shall allow access to the architects, contractors and blue collar employees executing repairs and works to the common and private areas, without indemnity, it being understood that these works have to be performed within reasonable time limits. The tenants shall allow the access to their premises for repairs, maintenance and cleaning of common assets such as air conditioning conducts, major electric cables, plumbing. This list is not restrictive.

**Article 7: Correspondence**

Each tenant will have the use of a pigeon hole with his/her name and the floor he/ she is occupying, clearly visible. The tenants waive expressly their right to claim for an indemnity vis-à-vis the Landlord or the building manager for the non delivery of the mail or a distribution error.

**Article 8: Immoral and Illegal activities**

The rented premises may not be used for illegal or immoral activities disturbing the other occupants or damaging the standing or the good reputation of the building, hence is the use of any illegal drugs or substances are expressly prohibited.

**Article 9: Visit of the rented premises by the Landlord**

The building manager may hold a double of the keys opening the access door to the rented premises : the building manager may use this key provided that he/she notified the tenant in advance. In case of extreme urgency and in the absence of the tenant, the building manager, can enter the rented premises and take all necessary measures to remedy the situation. The building manager will inform the Tenant of this as soon as possible.

**Article 10: Prohibition to hold public sales**

It is forbidden for the tenant to hold public sales of movable assets in the rented premises, for any reason whatsoever.

**Article 11: External aspect of the building**

The tenant is not entitled to display any board, sign, poster or any inscription whatsoever on the external walls or windows of the rented premises without having obtained the prior written consent of the Landlord or the building manager which does not need a motivation to refuse, without prejudice to the obligation of the tenant to obtain all necessary authorizations in this respect.

**Article 12: Interferences**

In case of use inside the building of electrical devices or electronical equipment producing interferences, they will have to be equipped with anti-interference means, in order to neither disturb the radioreception nor the electronic devices of the other occupants. Besides, the tenant will comply with applicable legislation and regulations with regard to such equipment.

**Article 13: Consumption charges**

Any and all of the consumption charges of the property defined in the student lease agreement will be allocated between the tenants of the private areas of the building on the basis of the quantity of each private area in said consumption charges, i.e. in proportion of the quantities of the rented premises.

The water, electricity and gas consumptions are determined with the aid of the common meters.

The tenants shall use the consumption services in a reasonable manner. The tenants shall not let the water taps run without reason nor leave the lamps, radios, electrical devices on when leaving the rented premises. Any abusive or disproportional use of water, heating or electricity will be considered to constitute a serious breach of the lease agreement.

**Article 14: Restitution of the rented premises**

The tenant is responsible for all damages resulting from the freezing or the obstruction of the conducts and pipes. The tenant is responsible for all marks of dirtiness or tracks of posters, frames, photos and fingers on the walls, doors or skirting boards (paintings).

**Article 15: Insurances**

The tenants will refrain from performing activities which could potentially increase the amount of the insurance premiums.

\* \* \*

