

**OFFER AGREEMENT  
for short-term commercial lease**

**Saint Petersburg**

\_\_\_\_\_ **20** \_\_\_\_\_

**RBI PM Limited Liability Company**, hereinafter referred to as **the AGENT**, acting on its own behalf as well as in the name and on behalf of **the owner of the leasable non-residential premises**, hereinafter referred to as **the LANDLORD**, on the one hand,  
**and the TENANT**, on the other hand,  
have entered into this real estate lease agreement (hereinafter referred to as the Agreement) as follows:

**1. Subject Matter of the Lease Agreement**

1.1. Subject to the terms and conditions of this Lease Agreement the LANDLORD undertakes to provide the TENANT with real property as follows:

**non-residential premises** located in the building of ArtStudio Nevsky Art Center at: **Saint Petersburg, 2d Sovetskaya st., 4B, building 1**, (hereinafter referred to as the Apartment) and other property located in the Apartment for temporary use for a fee. The Apartment and property located therein shall be characterized based on the Apartment category and shall be specified in Annex No.1 hereto *ArtStudio Nevsky Apartment Characteristics* and Annex No. 2 hereto *List of Finishing, Property and Utility Equipment*.

1.2. The apartment shall be leased out to be used **for temporary accommodation**.

1.3. The AGENT shall hereunder act both in the name and on behalf of the LANDLORD and on their own behalf, but in the name of the LANDLORD.

1.4. The TENANT may be provided with extra equipment on the basis of their request.

**2. Lease Agreement Term**

2.1. **The Apartment lease term, the leasable Apartment category shall be set in accordance with the Registration Card to be signed by the Tenant when getting settled in the Apartment.**

2.2. **Check in time: after 2 p.m. Check out time: before 12 p.m.**

2.3. The Agreement shall come into force at the moment of signing of the Registration Card by the TENANT and shall be valid until the Parties fulfill their obligations assumed hereunder. The Apartment shall be considered to be delivered to the Tenant after the Registration Card being signed by the Tenant.

2.4. The TENANT shall have no pre-emptive right to renew the lease agreement.

**3. Security Deposit**

3.1. On the day of signing this Agreement and not later than the Apartment acceptance by signing the Registration Card, the TENANT shall pay a Security Deposit in the amount specified in the Registration Card by transferring funds to the AGENT's settlement account specified in this Agreement.

The security deposit shall furnish covenants of the TENANT under this Lease Agreement.

3.2. When keeping a pet in the Apartment, the security deposit specified in Clause 3.1. shall double. At the first request of the LANDLORD, the TENANT undertakes to make an additional security payment.

3.3. If the LANDLORD withholds the amounts of debt and / or material damage from the security deposit, the TENANT undertakes to redeem it within one (1) business day as from the LANDLORD's claim.

3.4. Should the TENANT properly fulfill the obligations assumed thereby under this Lease Agreement, the Security Deposit shall be returned to the bank account of the TENANT within five (5) business days after the lease has been terminated and the TENANT has returned the Apartment electronic access card to the LANDLORD.

**4. Payments and Settlements under the Lease Agreement**

**4.1. The cost of one day of the Apartment rent shall be determined in the Registration Card.**

The cost of extra equipment rent is provided for by the price list available at the reception. Extra equipment shall be rented out based on the corresponding request of the TENANT.

The rent shall include payments to organizations directly providing the following services in relation to the Apartment and the Art Center building: maintenance, including utilities, Apartment cleaning, Internet, telephony, TV, etc.

4.2. The TENANT shall pay the rent to the LANDLORD as an advance for the entire rental period, by transferring funds to the settlement account of the AGENT specified in this Agreement, no later than the time of arrival in the Apartment. Should the TENANT fail to pay the rent within the term set by this clause of the Agreement, the Agreement shall automatically terminate and shall be deemed cancelled.

4.3. The TENANT's obligation to pay the rent shall be deemed fulfilled upon the funds crediting to the AGENT's settlement account or the cash lodgments to the AGENT's cash desk.

4.4. When making each payment under the Agreement, the TENANT shall indicate number and date of the Agreement under which the payment has been made in the payment order.

## 5. LANDLORD's rights

5.1. The LANDLORD shall have the right to enter the Apartment without warning:

- in case of an emergency, including: fire, flooding, malfunction or breakdown of utility systems, or in case of illegal actions, in order to prevent or eliminate such emergencies or their consequences;
- if the TENANT is absent after the expiration of the Apartment rental period;
- if there are grounds to believe that the TENANT commits actions that violate the *Rules of Use of ArtStudio Apartments* (Annex No. 3);

5.2. In case of violation of the terms of any payments under this Agreement, to disconnect the power supply of the Apartment, block access to the Apartment and / or underground parking until the relevant violation is eliminated.

## 6. LANDLORD's obligations

6.1. The LANDLORD undertakes to provide the TENANT with the Apartment, the condition of which corresponds to the purposes of the Agreement on the date of the lease commencement.

6.2. To provide the TENANT with the Apartment electronic access card.

6.3. The LANDLORD undertakes to notify the TENANT **for up to three (3) business days** of the upcoming planned power outage for scheduled maintenance of equipment.

6.4. The LANDLORD shall not be obliged to carry out any maintenance or overhaul of separable improvements made by the TENANT.

## 7. TENANT's rights

7.1. The TENANT shall have the right to use the Apartment, as well as to exercise all other rights of the TENANT under this Lease Agreement during the rental period, in accordance with the terms and conditions of this Agreement.

7.2. The Tenant shall have no right to terminate the Agreement ahead of schedule.

## 8. TENANT's obligations

8.1. The TENANT shall be obliged:

8.1.1. To use the Apartment for temporary accommodation.

8.1.2. The Apartment shall be considered to be accepted by the Tenant after the Registration Card being signed by the TENANT.

8.1.3. To keep the Apartment and the equipment accepted by the delivery certificate in good and proper condition, to comply with fire safety and sanitary norms and rules set by the Russian legislation in force, electrical safety requirements, *Rules of Use of ArtStudio Apartments*.

8.1.4. To make payment in the amount and within the terms established by this Agreement, regardless of the actual use of the Apartment.

8.1.5. Not to transfer their rights and obligations assumed under this Agreement to third parties without the consent of the LANDLORD.

8.1.6. To provide utility systems and facilities maintenance control officers, employees of the repair and maintenance organization and emergency response services with access to the Apartment.

8.1.7. Not to make alterations and inseparable improvements in the Apartment.

8.1.8. In case of an insured event, to immediately notify the LANDLORD thereof.

8.1.9. To notify the LANDLORD of the change of details within **one (1) day** as from the entry into force of such changes.

8.2. The TENANT shall have no right to sublease the Apartment, transfer it for use, pledge the leasehold rights, introduce into authorized capital, or otherwise encumber with the rights of third parties.

8.3. Upon the request of the LANDLORD, to provide a copy of the payment order for the rent payment.

8.4. Not later than the date of termination of this Agreement:

a) to transfer the Apartment to the LANDLORD by returning the Apartment electronic access card to the Manager at the reception;

b) to take out all their property and separable improvements;

c) to return all Apartment electronic access cards that were issued to the TENANT.

If the TENANT refuses or evades to return (transfer) the Apartment to the LANDLORD, to return the Apartment electronic access card or the TENANT performs other actions preventing the return (receipt) of the Apartment to (by) the LANDLORD, the LANDLORD shall have the right independently or with third-party involvement to vacate the Apartment from the property located therein.

Herewith, the LANDLORD shall not be responsible for the safety and completeness of the property located in the Apartment occupied by the TENANT.

8.5. The TENANT shall have no right to independently replace the locking mechanisms of the Apartment.

## 9. Liability of the Parties

9.1. Should the terms of any payments provided for in this Agreement be violated, the TENANT shall pay the LANDLORD a penalty in the amount of one percent (1 %) of the overdue amount for each day of delay.

9.2. Payment of the fine (penalty) shall not release the Tenant from fulfilling obligations under the Agreement.

9.3. The LANDLORD shall not compensate the lost profit of the TENANT, and shall not be held liable to the TENANT where not at fault.

9.4. The LANDLORD / AGENT shall not be responsible for the safety of the TENANT's property, including located in the Apartment.

9.5 The TENANT shall be held liable to the LANDLORD for the safety of the property located in the Apartment specified in Annex No. 1 to this Agreement. Herewith, the amount of loss shall be estimated on the basis of the property cost as specified in Annex No. 2 to the present Agreement *List of Finishing, Property and Utility Equipment*. The lost profit of the LANDLORD shall be subject to compensation by the TENANT calculated as a product of the daily rent provided for in Clause 4.1. and the number of days to repair the Apartment.

### **10. Force Majeure**

10.1. The parties shall not be held liable for non-fulfillment or improper fulfillment of the obligations assumed thereby under this Agreement, if such impossibility was a consequence of force majeure, in particular: natural disasters, wars, armed conflicts, mass civil unrest, epidemics, etc. provided that they directly affect the fulfillment of obligations under this Lease Agreement.

### **11. Agreement Cancellation.**

11.1. At the request of the LANDLORD, this Agreement may be unilaterally terminated ahead of schedule out of court by sending a notice to the TENANT **one (1) day** before termination on the occurrence of any of the following:

11.1.1 If the TENANT violates any of the obligations provided for in Clauses 8.1, 8.2. of this Agreement.

11.1.2. If the TENANT violates the terms of payment and recovery of the security payment under this Agreement for more than **one (1) calendar day**.

11.1.3. If the TENANT violates the *Rules of Use of ArtStudio Apartments*.

11.1.4. If the TENANT significantly deteriorates the condition of the Apartment and / or building.

11.1.5. If the TENANT violates the obligation provided for in Clause 9.2. of this Agreement.

11.1.6. Should this Agreement be terminated under Clauses 11.1.1 – 11.1.5. hereof, the full amount of the Security Deposit shall be retained by the LANDLORD as a penalty.

11.2. At the initiative of the LANDLORD, this Agreement may be terminated unilaterally out of court without justification when the LANDLORD notifies the TENANT of the refusal of the Agreement **four (4) calendar days** before its termination.

11.3. The LANDLORD shall have the right to demand that the TENANT pay fines, or to withhold the fine amount from the security payment:

11.4. If smoking is detected in the apartment, the TENANT undertakes to pay the Landlord the cost of antismoking cleaning, which makes five thousand (5,000) rubles. VAT free due to application of the simplified tax system in accordance with Chapter 262 of the Tax Code of the Russian Federation.

### **12. Procedure for Notification of the Parties and Dispute Resolution**

12.1. All reports, notices and other correspondence of the Parties under the Agreement shall be sent to the addresses specified herein. When sending via email, the mail shall be considered to be received on the day of forwarding as recorded by the mail server of the sending Party.

12.2. All disputes and disagreements shall be settled by negotiations between the Parties at the LANDLORD's domicile subject to a written claim provision.

12.3. If the Parties fail to reach an understanding within five (5) calendar days as from the claim filing, the dispute shall be considered by the court at the Agent's domicile, in accordance with the procedure established by the Russian legislation in force.

### **13. Final Provisions**

13.1. Any amendment or addition to this Lease Agreement shall be valid only if made in writing and signed by authorized representatives of the Parties.

13.2. If it is established that any provision of this Lease Agreement is invalid, all other provisions shall remain in full force and effect and shall be interpreted in the context of the original purposes and in full accordance with Russian law. If any term and condition of this Lease Agreement is prohibited or declared illegal, invalid or void by a court, such term and condition shall be excluded from the Lease Agreement to the extent required. All other terms and conditions, not excluded by the court decision, shall continue to apply.

13.3 This Lease Agreement shall be final and supersede all prior oral and written agreements and arrangements.

13.4. The TENANT authorizes the LANDLORD to process their personal data during the term of the Agreement, as well as during the period of archival storage of the agreement-based documentation by the

LANDLORD. Personal data includes: surname, name, patronymic, address, contact details (phone number, mobile phone number, email address), main identity document data, other information thereabout specified in the Agreement or received by the LANDLORD during the execution of the Agreement. Consent is given by the TENANT in order to execute the Agreement, including to receive notifications of registration, for a period of up to achievement of an objective of the TENANT's personal data processing. The TENANT has been notified that their personal data shall be processed in accordance with the requirements of the Federal Law *on Personal Data*

13.5. Other legal concepts used in the Agreement, at their qualification shall be accepted by the Parties to the extent they are known to the Russian law, unless otherwise expressly provided for in the Lease Agreement.

13.6. The below shall be an integral part of this Agreement:

Annex No.1 *ArtStudio Nevsky Apartment Characteristics*

Annex No. 2 *LIST OF FINISHING, PROPERTY AND UTILITY EQUIPMENT*

Annex No. 3 *Rules of Use of ArtStudio Apartments*

**Landlord / Agent:**

**RBI PM LLC**

199004, Saint Petersburg, Maly Pr., V.O., house 22,  
letter A, suite 1-H

INN (Taxpayer Identification Number) 7801359891

KPP (Tax Registration Reason Code) 780101001

OGRN (Primary State Registration Number)

1187847197471

Banking details:

settlement account No. 40702810994510001438

Bank: North-West branch of ROSBANK PJSC

BIK (Russian Bank Identification Code) 044030778

Correspondent account 30101810100000000778

Phone number +7 (812) 327-32-32

Email: rbipm@rbi.ru

**Tenant:**

**Surname Name Patronymic**

Sex

Place of birth

Passport

Registration address (as specified in passport) and  
correspondence address:

Email:

Contact phone numbers:

Cellular number:



**Saint Petersburg**

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**APARTMENT CHARACTERISTICS**  
**ARTSTUDIO NEVSKY**

Room types and categories at **ArtStudio Nevsky** Art Center at: **199004, Russia, Saint Petersburg, 2d Sovetskaya st., 4B, building 1**

<b>Room type</b>	<b>Name</b>	<b>Maximum number of guests to accommodate</b>
Standard	Standard room with one bedroom. Total area of 23 meters	2
Studio	Standard room with one bedroom. Total area of 27-30 meters	2
Superior	One-room apartment with separate kitchen. Total area of 33-35 meters	4
Deluxe	One-room apartment with separate kitchen-dinner Total area of 38-45 meters	4
Suite	Two-room apartment with separate kitchen. Total area of 53-60 meters	6
Junior Suite	Two-room apartment with separate kitchen-dinner. Total area of 53-60 meters	6

**LIST OF FINISHING, PROPERTY AND UTILITY EQUIPMENT FOR THE STANDARD CATEGORY**  
**ROOM**

Item No.	Name of works	UoM	Total cost, VAT included, RUB per piece	Total cost, VAT included, RUB
<b>Finishing and built in appliances</b>				
1	Floors	sq.m.	4,801	4,801
2	Wall for further painting	sq.m.	13,433	13,433
3	Wall for further tile laying	sq.m.	14,829	14,829
4	Windows	sq.m.	30,000	30,000
5	Window sill	sq.m.	6,214	6,214
6	Ceilings	sq.m.	6,645	6,645
7	Unika New TV power socket	pcs.	952	952
8	Light switch	pcs.	1,386	1,386
9	Unika New TV socket	pcs.	1,365	1,365
10	TESI WC pan	pcs.	49,397	49,397
11	Hand held bidet shower	pcs.	25,923	25,923
12	Connect Space basin	pcs.	18,076	18,076
13	Tempo basin	pcs.	12,223	12,223
14	Mixer tap	pcs.	9,386	9,386
15	Acrylic bathtub	pcs.	39,794	39,794
16	Bath mixer tap	pcs.	10,542	10,542
17	Shower fittings	pcs.	20,113	20,113
18	Heated towel rail	pcs.	27,518	27,518
19	Glass shower curtain	pcs.	47,576	47,576
20	Door units	pcs.	45,756	45,756
21	Eglo Tarandell 96865 lamp (lighting fixture)	1	12,800.136	12,800
22	Arte-Lamp WOODS A1038LT-1BK	1	8,021.6949	8,022
23	De Markt Urban 2 633030401 table lamp	2	6,915.2542	13,831
24	Mirror	1	9,698.6441	9,699
25	Electrolux boiler	1	28,900	28,900
26	Electrolux ERN 1200 FOW built in refrigerator	1	49,573.7	49,574

27	Electrolux LMS2173EMX built in microwave	1	30,465.7	30,466
28	ELIKOR Integra built in carbon filter cooker hood	1	8,634.3	8,634
29	Electrolux EHF93320NK cooking top	1	17,340	17,340
<b>Furniture</b>				
30	Wall mounted vanity	1	27,315	27,315
31	Bed	1	89,587	89,587
32	Bedside table	2	14,522	29,044
33	Desk	1	31,724	31,724
34	Dressing room system	1	46,263	46,263
35	Kitchen	1	98,802	98,802
36	Dining table	1	35,700	35,700
37	Chair	2	14,021	28,041
38	Electric cabinet	1	8,644	8,644
39	Pouf	2	6,915	13,831
<b>Room facilities</b>				
40	Textiles (curtains)	1	50,274	50,274
41	Bedcover sachet for a single bed	2	5,057	10,114
42	Washing machine	1	29,223	29,223
43	Electric kettle	1	1,224	1,224
44	Hair drier	1	2,023	2,023
45	COOLMANN OBT-2043A safe OBT-2043A	1	13,600	13,600
46	Mattress topper 160x200	1	1,293.7	1,294
47	Mattress topper 90x200	2	800.7	1,601
48	Pillow tick 50x70	8	423.3	3,386
49	Blanket 200x200	2	2,888.3	5,777
50	Blanket 150x200	2	2,038.3	4,077
51	Pillows 50x70	8	678.3	5,426
52	TWIN 90x200 bed linen (bed sheet – 2 pcs. worth 699 each, and duvet cover + pillowcase set worth 1,999)	3	5,774.9	17,325

53	Double 180x200 bed linen (bed sheet – 1 pc. worth 1,299, and duvet cover + 2 pillowcases set worth 2,699)	3	6,796.6	20,390
54	Set of face and body terry towels (30*50, 2 pcs. worth 99 each, 70*140, 2 pcs. worth 299 each, Krama, 10 pcs. worth 199)	4	1,691.5	6,766
55	Terry doormat	4	268.6	1,074
56	Terry robe	2	3,058.3	6,117
57	Shoe cleaner kit (shoe sponge (10.80), shoe horn (7.65))	1	31.365	31
58	Brush for garment care	1	89.607	90
59	BOOMERANG hangers (8 pcs.)	2	627.3	1,255
60	2-person dinnerware	1	249.152	249
61	2-person flatware set	1	953.258	953
62	Salad bowl	2	473.025	946
63	Teacup	2	242.828	486
64	Water glass	2	137.207	274
65	Wine glass	2	143.531	287
66	Corkscrew	1	152.558	153
67	Cutting board 34X24	1	287.3	287
68	28 cm frying pan with lid	1	1,698.3	1,698
69	Bucket	1	1,698.3	1,698
70	Kitchen utensils (spatula, ladle)	1	100.3	100
71	Microwave lid	1	93.5	94
72	Bathroom curtain	1	11,900	11,900
73	Clothes / towels hooks	2	1,394	2,788
74	TP holder	1	1,819	1,819
75	Auxiliary toilet roll holder	1	1,649	1,649
76	Toilet brush with case	1	2,431	2,431
77	Dispenser with bags for hygiene items	1	1,045.5	1,046
78	Wastebasket	1	508.3	508



79	Bathroom wastebasket	1	1,018.3	1,018
80	Flashlight	1	1,018.3	1,018
81	Akai LES-40D87M TV set	1	29,459.3	29,459

**LIST OF FINISHING, PROPERTY AND UTILITY EQUIPMENT FOR THE STUDIO CATEGORY ROOM**

<b>Item No.</b>	<b>Name of works</b>	<b>UoM</b>	<b>Total cost, VAT included, RUB per piece</b>	<b>Total cost, VAT included, RUB</b>
<b>Finishing and built in appliances</b>				
1	Floors	sq.m.	4,801	4,801
2	Wall for further painting	sq.m.	13,433	13,433
3	Wall for further tile laying	sq.m.	14,829	14,829
4	Windows	sq.m.	30,000	30,000
5	Window sill	sq.m.	6,214	6,214
6	Ceilings	sq.m.	6,645	6,645
7	Unika New TV power socket	pcs.	952	952
8	Light switch	pcs.	1,386	1,386
9	Unika New TV socket	pcs.	1,365	1,365
10	TESI WC pan	pcs.	49,397	49,397
11	Hand held bidet shower	pcs.	25,923	25,923
12	Connect Space basin	pcs.	18,076	18,076
13	Tempo basin	pcs.	12,223	12,223
14	Mixer tap	pcs.	9,386	9,386
15	Acrylic bathtub	pcs.	39,794	39,794
16	Bath mixer tap	pcs.	10,542	10,542
17	Shower fittings	pcs.	20,113	20,113
18	Heated towel rail	pcs.	27,518	27,518
19	Glass shower curtain	pcs.	47,576	47,576
20	Eglo Tarandell 96865 lamp (lighting fixture)	1	12,800	12,800
21	Arte-Lamp WOODS A1038LT-1BK	1	8,022	8,022
22	Sink with outlets and siphon	1	7,140	7,140
23	Mixer tap	1	8,425	8,425
24	Door units	pcs.	45,756	45,756
<b>Furniture</b>				
25	Bed	1	92,353	92,353

26	Bedside table	2	14,522	29,044
27	Desk	1	31,724	31,724
28	Kitchen	1	98,802	98,802
29	Dining table	1	35,700	35,700
30	Chair	2	14,021	28,041
31	Wall mounted vanity	1	32,121	32,121
32	Dressing room system (without doors)	1	70,345	70,345
33	Electric cabinet	1	8,644.1	8,644
34	Pouf	2	6,915.3	13,831
35	De Markt Urban 2 633030401 table lamp	2	6,915.3	13,831
36	Mirror	1	9,698.6	9,699
37	Mirror	1	8,132.3	8,132
<b>Room facilities</b>				
38	Bedcover sachet for a single bed	2	5,056.8	10,114
39	Textile	1	50,274	50,274
40	Washing machine	1	29,223	29,223
41	Electric kettle	1	1,224	1,224
42	Hair drier	1	2,023	2,023
43	COOLMANN OBT-2043A safe OBT-2043A	1	13,600	13,600
44	Electrolux boiler	1	28,900	28,900
45	Mattress topper 160x200	1	1,293.7	1,293.7
46	Mattress topper 90x200	2	800.7	1,601.4
47	Pillow tick 50x70	8	423.3	3,386.4
48	Blanket 200x200	2	2,888.3	5,776.6
49	Blanket 150x200	2	2,038.3	4,076.6
50	Pillows 50x70	8	678.3	5,426.4
51	TWIN 90x200 bed linen (bed sheet – 2 pcs. worth 699 each, and duvet cover + pillowcase set worth 1,999)	3	5,774.9	17,324.7
52	Double 180x200 bed linen (bed sheet – 1 pc. worth 1,299, and duvet cover + 2 pillowcases set worth 2,699)	3	6,796.6	20,389.8
53	Set of face and body terry towels (30*50, 2 pcs. worth 99 each, 70*140, 2 pcs. worth 299 each, Krama, 10 pcs. worth 199)	4	1,691.5	6,766
54	Terry doormat	4	268.6	1,074.4

55	Terry robe	2	3,058.3	6,116.6
56	Shoe cleaner kit (shoe sponge (10.80), shoe horn (7.65))	1	31.365	31.365
57	Brush for garment care	1	89.607	89.607
58	BOOMERANG hangers (8 pcs.)	2	627.3	1,254.6
59	2-person dinnerware	1	249.152	249.152
60	2-person flatware set	1	953.258	953.258
61	Salad bowl	2	473.025	946.05
62	Teacup	2	242.828	485.656
63	Water glass	2	137.207	274.414
64	Wine glass	2	143.531	287.062
65	Corkscrew	1	152.558	152.558
66	Cutting board 34X24	1	287.3	287.3
67	28 cm frying pan with lid	1	1,698.3	1,698.3
68	Bucket	1	1,698.3	1,698.3
69	Kitchen utensils (spatula, ladle)	1	100.3	100.3
70	Microwave lid	1	93.5	93.5
71	Bathroom curtain	1	11,900	11,900
72	Clothes / towels hooks	2	1,394	2,788
73	TP holder	1	1,819	1,819
74	Auxiliary toilet roll holder	1	1,649	1,649
75	Toilet brush with case	1	2,431	2,431
76	Dispenser with bags for hygiene items	1	1,045.5	1,045.5
77	Wastebasket	1	508.3	508.3
78	Bathroom wastebasket	1	1,018.3	1,018.3
79	Flashlight	1	1,018.3	1,018.3
80	Electrolux ERN 1200 FOW built in refrigerator	1	49,573.7	49,573.7
81	Electrolux LMS2173EMX built in microwave	1	30,465.7	30,465.7
82	ELIKOR Integra built in carbon filter cooker hood	1	8,634.3	8,634.3
83	Electrolux EHF93320NK cooking top	1	17,340	17,340
84	Akai LES-40D87M TV set	1	29,459.3	29,459.3

**LIST OF FINISHING, PROPERTY AND UTILITY EQUIPMENT FOR THE SUPERIOR CATEGORY**  
**ROOM**

Item No.	Name of works	UoM	Total cost, VAT included, RUB per piece	Total cost, VAT included, RUB
<b>Finishing and built in appliances</b>				
1	Floors	sq.m.	4,801	4,801
2	Wall for further painting	sq.m.	13,433	13,433
3	Wall for further tile laying	sq.m.	14,829	14,829
4	Windows	sq.m.	30,000	30,000
5	Window sill	sq.m.	6,214	6,214
6	Ceilings	sq.m.	6,645	6,645
7	Unika New TV power socket	pcs.	952	952
8	Light switch	pcs.	1,386	1,386
9	Unika New TV socket	pcs.	1,365	1,365
10	TESI WC pan	pcs.	49,397	49,397
11	Hand held bidet shower	pcs.	25,923	25,923
12	Connect Space basin	pcs.	18,076	18,076
13	Tempo basin	pcs.	12,223	12,223
14	Mixer tap	pcs.	9,386	9,386
15	Acrylic bathtub	pcs.	39,794	39,794
16	Bath mixer tap	pcs.	10,542	10,542
17	Shower fittings	pcs.	20,113	20,113
18	Heated towel rail	pcs.	27,518	27,518
19	Glass shower curtain	pcs.	47,576	47,576
20	Wall mounted vanity	1	32,121	32,121
21	Eglo Tarandell 96865 lamp (lighting fixture)	1	12,800	12,800
22	Double-sided wall luminaire with adjustable dispersion angle NEXT white 6W 3,000 54 GW-A310-6-BL-WW	4,667.79661	1	4,668
23	Arte-Lamp WOODS A1038LT-1BK	8,021.694915	1	8,022
24	Sink with outlets and siphon	7,140	1	7,140
25	Mixer tap	8,424.508475	1	8,425

26	Electrolux boiler	1	28,900	28,900
27	Electrolux ERN 1200 FOW built in refrigerator	1	49,574	49,574
28	Electrolux LMS2173EMX built in microwave	1	30,466	30,466
29	ELIKOR Integra built in carbon filter cooker hood	1	8,634	8,634
30	Electrolux EHF93320NK cooking top	1	17,340	17,340
31	Electrolux ESL94200LO built in dishwasher	1	33,119	33,119
32	Door units	pcs.	45,756	45,756
<b>Furniture</b>				
33	Bed	1	89,587	89,587
34	Bedside table	2	14,522	29,044
35	Dressing room system	1	77,969	77,969
36	Desk	1	31,724	31,724
37	Console with a desk	1	37,429	37,429
38	Kitchen	1	115,225	115,225
39	Dining table	1	35,700	35,700
40	Chair	2	14,021	28,041
41	Sofa (non-convertible)	1	74,806	74,806
42	Dressing room system (without doors)	1	42,079	42,079
43	Electric cabinet	1	8,644	8,644
44	Pouf	2	6,915	13,831
45	Textile	2	50,274	95,048
46	Bedcover sachet for a single bed	2	5,057	10,114
47	De Markt Urban 2 633030401 table lamp	2	6,915	13,831
48	Mirror	1	9,699	9,699
49	Mirror	1	48,811	48,811
50	Mirror	1	8,132	8,132
<b>Room facilities</b>				
51	Washing machine	1	29,223	29,223
52	Electric kettle	1	1,224	1,224
53	Hair drier	1	2,023	2,023
54	COOLMANN OBT-2043A safe OBT-2043A	1	13,600	13,600

55	Mattress topper 160x200	1	1,293.7	1,293.7
56	Mattress topper 90x200	2	800.7	1,601.4
57	Pillow tick 50x70	8	423.3	3,386.4
58	Blanket 200x200	2	2,888.3	5,776.6
59	Blanket 150x200	2	2,038.3	4,076.6
60	Pillows 50x70	8	678.3	5,426.4
61	TWIN 90x200 bed linen (bed sheet – 2 pcs. worth 699 each, and duvet cover + pillowcase set worth 1,999)	3	5,774.9	17,324.7
62	Double 180x200 bed linen (bed sheet – 1 pc. worth 1,299, and duvet cover + 2 pillowcases set worth 2,699)	3	6,796.6	20,389.8
63	Set of face and body terry towels (30*50, 2 pcs. worth 99 each, 70*140, 2 pcs. worth 299 each, Krama, 10 pcs. worth 199)	4	1,691.5	6,766
64	Terry doormat	4	268.6	1,074.4
65	Terry robe	2	3,058.3	6,116.6
66	Shoe cleaner kit (shoe sponge (10.80), shoe horn (7.65))	1	31.365	31.365
67	Brush for garment care	1	89.607	89.607
68	BOOMERANG hangers (8 pcs.)	2	627.3	1,254.6
69	2-person dinnerware	1	249.152	249.152
70	2-person flatware set	1	953.258	953.258
71	Salad bowl	2	473.025	946.05
72	Teacup	2	242.828	485.656
73	Water glass	2	137.207	274.414
74	Wine glass	2	143.531	287.062
75	Corkscrew	1	152.558	152.558
76	Cutting board 34X24	1	287.3	287.3
77	28 cm frying pan with lid	1	1,698.3	1,698.3
78	Bucket	1	1,698.3	1,698.3
79	Kitchen utensils (spatula, ladle)	1	100.3	100.3
80	Microwave lid	1	93.5	93.5
81	Bathroom curtain	1	11,900	11,900
82	Clothes / towels hooks	2	1,394	2,788
83	TP holder	1	1,819	1,819
84	Auxiliary toilet roll holder	1	1,649	1,649

85	Toilet brush with case	1	2,431	2,431
86	Dispenser with bags for hygiene items	1	1,045.5	1,045.5
87	Wastebasket	1	508.3	508.3
88	Bathroom wastebasket	1	1,018.3	1,018.3
89	Flashlight	1	1,018.3	1,018.3
90	Akai LES-40D87M TV set	1	29,459.3	29,459.3



**LIST OF FINISHING, PROPERTY AND UTILITY EQUIPMENT FOR THE DELUXE CATEGORY ROOM**

<b>Item No.</b>	<b>Name of works</b>	<b>UoM</b>	<b>Total cost, VAT included, RUB per piece</b>	<b>Total cost, VAT included, RUB</b>
<b>Finishing and built in appliances</b>				
1	Floors	sq.m.	4,801	4,801
2	Wall for further painting	sq.m.	13,433	13,433
3	Wall for further tile laying	sq.m.	14,829	14,829
4	Windows	sq.m.	30,000	30,000
5	Window sill	sq.m.	6,214	6,214
6	Ceilings	sq.m.	6,645	6,645
7	Unika New TV power socket	pcs.	952	952
8	Light switch	pcs.	1,386	1,386
9	Unika New TV socket	pcs.	1,365	1,365
10	TESI WC pan	pcs.	49,397	49,397
11	Hand held bidet shower	pcs.	25,923	25,923
12	Connect Space basin	pcs.	18,076	18,076
13	Tempo basin	pcs.	12,223	12,223
14	Mixer tap	pcs.	9,386	9,386
15	Acrylic bathtub	pcs.	39,794	39,794
16	Bath mixer tap	pcs.	10,542	10,542
17	Shower fittings	pcs.	20,113	20,113
18	Heated towel rail	pcs.	27,518	27,518
19	Glass shower curtain	pcs.	47,576	47,576
20	Eglo Tarandell 96865 lamp (lighting fixture)	1	7,529	7,529
21	Double-sided wall luminaire with adjustable dispersion angle NEXT white 6W 3,000 54 GW-A310-6-BL-WW	1	2,746	2,746
22	Arte-Lamp WOODS A1038LT-1BK	4,718.644068	1	4,719
23	Sink with outlets and siphon	4,200	1	4,200
24	Mixer tap	4,955.59322	1	4,956
25	Electrolux boiler	1	28,900	28,900

26	ELIKOR Integra built in carbon filter cooker hood	1	8,634	8,634
27	Electrolux EHF93320NK cooking top	1	17,340	17,340
28	Hansa BK3160.3 built in refrigerator	1	45,084	45,084
29	Electrolux LMS2173EMX built in microwave	1	30,466	30,466
30	Electrolux ESL94200LO built in dishwasher	1	33,119	33,119
31	Door units	pcs.	45,756	45,756
<b>Furniture</b>				
32	Bed	1	52,149	52,149
33	Bedside table	2	8,542	17,085
34	Console with a desk	1	40,678	40,678
35	Dressing room system	1	45,864	45,864
36	Kitchen	1	108,102	108,102
37	Dining table	1	21,000	21,000
38	Chair	2	8,247	16,495
39	Low TV stand	1	21,346	21,346
40	Sofa (non-convertible)	1	44,003	44,003
41	Coffee table	1	10,719	10,719
42	Wall mounted vanity	1	18,895	18,895
43	Dressing room system (hinged swing doors)	1	33,179	33,179
44	Electric cabinet	1	5,085	5,085
45	Pouf	2	4,068	8,136
46	Textile	2	29,573	53,646
47	Bedcover sachet for a full-size bed	1	4,506	4,506
48	De Markt Urban 2 633030401 table lamp	2	4,068	8,136
49	Mirror	1	5,705	5,705
50	Mirror	1	1,563	1,563
51	Mirrors	1	28,713	28,713
52	Mirror	1	4,784	4,784
<b>Room facilities</b>				
53	Washing machine	1	29,223	29,223
54	Electric kettle	1	1,224	1,224

55	Hair drier	1	2,023	2,023
56	COOLMANN OBT-2043A safe OBT-2043A	1	13,600	13,600
57	Mattress topper 160x200	1	1,294	1,294
58	Mattress topper 90x200	2	801	1,601
59	Pillow tick 50x70	8	423	3,386
60	Blanket 200x200	2	2,888	5,777
61	Blanket 150x200	2	2,038	4,077
62	Pillows 50x70	8	678	5,426
63	TWIN 90x200 bed linen (bed sheet – 2 pcs. worth 699 each, and duvet cover + pillowcase set worth 1,999)	3	5,775	17,325
64	Double 180x200 bed linen (bed sheet – 1 pc. worth 1,299, and duvet cover + 2 pillowcases set worth 2,699)	3	6,797	20,390
65	Set of face and body terry towels (30*50, 2 pcs. worth 99 each, 70*140, 2 pcs. worth 299 each, Krama, 10 pcs. worth 199)	4	1,692	6,766
66	Terry doormat	4	269	1,074
67	Terry robe	2	3,058	6,117
68	Shoe cleaner kit (shoe sponge (10.80), shoe horn (7.65))	1	31	31
69	Brush for garment care	1	90	90
70	BOOMERANG hangers (8 pcs.)	2	627	1,255
71	2-person dinnerware	1	249	249
72	2-person flatware set	1	953	953
73	Salad bowl	2	473	946
74	Teacup	2	243	486
75	Water glass	2	137	274
76	Wine glass	2	144	287
77	Corkscrew	1	153	153
78	Cutting board 34X24	1	287	287
79	28 cm frying pan with lid	1	1,698	1,698
80	Bucket	1	1,698	1,698
81	Kitchen utensils (spatula, ladle)	1	100	100
82	Microwave lid	1	94	94
83	Bathroom curtain	1	11,900	11,900
84	Clothes / towels hooks	2	1,394	2,788

85	TP holder	1	1,819	1,819
86	Auxiliary toilet roll holder	1	1,649	1,649
87	Toilet brush with case	1	2,431	2,431
88	Dispenser with bags for hygiene items	1	1,046	1,046
89	Wastebasket	1	508	508
90	Bathroom wastebasket	1	1,018	1,018
91	Flashlight	1	1,018	1,018
92	Akai LES-40D87M TV set	1	29,459	29,459

**LIST OF FINISHING, PROPERTY AND UTILITY EQUIPMENT FOR THE JUNIOR CATEGORY ROOM**

Item No.	Name of works	UoM	Total cost, VAT included, RUB per piece	Total cost, VAT included, RUB
<b>Finishing and built in appliances</b>				
1	Floors	sq.m.	4,801	4,801
2	Wall for further painting	sq.m.	13,433	13,433
3	Wall for further tile laying	sq.m.	14,829	14,829
4	Windows	sq.m.	30,000	30,000
5	Window sill	sq.m.	6,214	6,214
6	Ceilings	sq.m.	6,645	6,645
7	Unika New TV power socket	pcs.	952	952
8	Light switch	pcs.	1,386	1,386
9	Unika New TV socket	pcs.	1,365	1,365
10	TESI WC pan	pcs.	49,397	49,397
11	Hand held bidet shower	pcs.	25,923	25,923
12	Connect Space basin	pcs.	18,076	18,076
13	Tempo basin	pcs.	12,223	12,223
14	Mixer tap	pcs.	9,386	9,386
15	Acrylic bathtub	pcs.	39,794	39,794
16	Bath mixer tap	pcs.	10,542	10,542
17	Shower fittings	pcs.	20,113	20,113
18	Heated towel rail	pcs.	27,518	27,518
19	Glass shower curtain	pcs.	47,576	47,576
20	Eglo Tarandell 96865 lamp (lighting fixture)	1	12,800	12,800
21	Double-sided wall luminaire with adjustable dispersion angle NEXT white 6W 3,000 54 GW-A310-6-BL-WW	3	4,668	14,003
22	Arte-Lamp WOODS A1038LT-1BK	1	8,022	8,022
23	De Markt Urban 2 633030401 table lamp	2	6,915	13,831
24	Sink with outlets and siphon	1	7,140	7,140
25	Mixer tap	1	8,425	8,425
26	Electrolux boiler	1	28,900	28,900

27	Hansa BK3160.3 built in refrigerator	1	45,084	45,084
28	Electrolux LMS2173EMX built in microwave	1	30,466	30,466
29	ELIKOR Integra built in carbon filter cooker hood	1	8,634	8,634
30	Electrolux EHF93320NK cooking top	1	17,340	17,340
31	Electrolux ESL94200LO built in dishwasher	1	33,119	33,119
32	Door units	pcs.	45,756	45,756
<b>Furniture</b>				
33	Bed	1	89,587	89,587
34	Bedside table	2	14,522	29,044
35	Dressing room system	1	77,969	77,969
36	Desk	1	31,724	31,724
37	Console with a desk	1	33,971	33,971
38	Dresser	1	39,745	39,745
39	Kitchen	1	211,339	211,339
40	Dining table	1	40,593	40,593
41	Chair	4	14,021	56,083
42	Armchair	1	62,929	62,929
43	Low TV stand	1	56,653	56,653
44	Sofa (straight, non-convertible, without a banquette)	1	118,994	118,994
45	Coffee table	1	18,222	18,222
46	Wall mounted vanity	1	32,121	32,121
47	Dressing room system (without doors)	1	121,190	121,190
48	Electric cabinet	1	8,644	8,644
49	Pouf	2	6,915	13,831
50	Textile	3	50,274	139,822
51	Bedcover sachet for a single bed	2	5,057	10,114
52	Mirror	1	9,699	9,699
53	Mirror	1	48,811	48,811
54	Mirror	1	8,132	8,132
<b>Room facilities</b>				
55	Washing machine	1	29,223	29,223
56	Electric kettle	1	1,224	1,224
57	Hair drier	1	2,023	2,023

58	COOLMANN OBT-2043A safe OBT-2043A	1	13,600	13,600
59	Mattress topper 160x200	1	1,294	1,294
60	Mattress topper 90x200	2	801	1,601
61	Pillow tick 50x70	8	423	3,386
62	Blanket 200x200	2	2,888	5,777
63	Blanket 150x200	2	2,038	4,077
64	Pillows 50x70	8	678	5,426
65	TWIN 90x200 bed linen (bed sheet – 2 pcs. worth 699 each, and duvet cover + pillowcase set worth 1,999)	3	5,775	17,325
66	Double 180x200 bed linen (bed sheet – 1 pc. worth 1,299, and duvet cover + 2 pillowcases set worth 2,699)	3	6,797	20,390
67	Set of face and body terry towels (30*50, 2 pcs. worth 99 each, 70*140, 2 pcs. worth 299 each, Krama, 10 pcs. worth 199)	4	1,692	6,766
68	Terry doormat	4	269	1,074
69	Terry robe	2	3,058	6,117
70	Shoe cleaner kit (shoe sponge (10.80), shoe horn (7.65))	1	31	31
71	Brush for garment care	1	90	90
72	BOOMERANG hangers (8 pcs.)	2	627	1,255
73	2-person dinnerware	1	249	249
74	2-person flatware set	1	953	953
75	Salad bowl	2	473	946
76	Teacup	2	243	486
77	Water glass	2	137	274
78	Wine glass	2	144	287
79	Corkscrew	1	153	153

80	Cutting board 34X24	1	287	287
81	28 cm frying pan with lid	1	1,698	1,698
82	Bucket	1	1,698	1,698
83	Kitchen utensils (spatula, ladle)	1	100	100
84	Microwave lid	1	94	94
85	Bathroom curtain	1	11,900	11,900
86	Clothes / towels hooks	2	1,394	2,788
87	TP holder	1	1,819	1,819
88	Auxiliary toilet roll holder	1	1,649	1,649
89	Toilet brush with case	1	2,431	2,431
90	Dispenser with bags for hygiene items	1	1,046	1,046
91	Wastebasket	1	508	508
92	Bathroom wastebasket	1	1,018	1,018
93	Flashlight	1	1,018	1,018
94	Akai LES-40D87M TV set	1	29,459	29,459



**LIST OF FINISHING, PROPERTY AND UTILITY EQUIPMENT FOR THE SUITE CATEGORY ROOM**

Item No.	Name of works	UoM	Total cost, VAT included, RUB per piece	Total cost, VAT included, RUB
<b>Finishing and built in appliances</b>				
1	Floors	sq.m.	4,801	4,801
2	Wall for further painting	sq.m.	13,433	13,433
3	Wall for further tile laying	sq.m.	14,829	14,829
4	Windows	sq.m.	30,000	30,000
5	Window sill	sq.m.	6,214	6,214
6	Ceilings	sq.m.	6,645	6,645
7	Unika New TV power socket	pcs.	952	952
8	Light switch	pcs.	1,386	1,386
9	Unika New TV socket	pcs.	1,365	1,365
10	TESI WC pan	pcs.	49,397	49,397
11	Hand held bidet shower	pcs.	25,923	25,923
12	Connect Space basin	pcs.	18,076	18,076
13	Tempo basin	pcs.	12,223	12,223
14	Mixer tap	pcs.	9,386	9,386
15	Acrylic bathtub	pcs.	39,794	39,794
16	Bath mixer tap	pcs.	10,542	10,542
17	Shower fittings	pcs.	20,113	20,113
18	Heated towel rail	pcs.	27,518	27,518
19	Glass shower curtain	pcs.	47,576	47,576
20	Eglo Tarandell 96865 lamp (lighting fixture)	1	12,800	12,800
21	Double-sided wall luminaire with adjustable dispersion angle NEXT white 6W 3,000 54 GW-A310-6-BL-WW	4	4,668	18,671
22	Arte-Lamp WOODS A1038LT-1BK	1	8,022	8,022
23	Sink with outlets and siphon	1	7,140	7,140
24	Mixer tap	1	8,425	8,425
25	Electrolux ERN 1200 FOW built in refrigerator	1	49,574	49,574
26	Electrolux LMS2173EMX built in microwave	1	30,466	30,466

27	ELIKOR Integra built in carbon filter cooker hood	1	8,634	8,634
28	Electrolux EHF93320NK cooking top	1	17,340	17,340
29	Electrolux ESL94200LO built in dishwasher	1	33,119	33,119
30	Electrolux boiler	1	28,900	28,900
31	Door units	pcs.	45,756	45,756
<b>Furniture</b>				
32	Bed	1	88,654	88,654
33	Bed	1	89,587	89,587
34	Bedside table	4	14,522	58,088
35	Console with a desk	1	69,153	69,153
36	Dressing room system	1	77,969	77,969
37	Kitchen	1	188,959	188,959
38	Dining table	1	40,593	40,593
39	Chair	4	14,021	56,083
40	Armchair	1	62,929	62,929
41	Low TV stand	1	56,653	56,653
42	Dresser	1	39,745	39,745
43	Sofa (straight, non-convertible, without a banquette)	1	118,994	118,994
44	Coffee table	1	18,222	18,222
45	Wall mounted vanity	1	32,121	32,121
46	Dressing room system (hinged swing doors)	1	54,164	54,164
47	Electric cabinet	1	8,644	8,644
48	Pouf	2	6,915	13,831
49	Textile	3	50,274	145,322
50	Bedcover sachet for a full-size bed	1	7,660	7,660
51	Bedcover sachet for a single bed	2	5,057	10,114
52	De Markt Urban 2 633030401 table lamp	4	6,915	27,661
53	Mirror	1	9,699	9,699
54	Mirror	1	48,811	48,811
55	Mirror	1	4,671	4,671
<b>Room facilities</b>				
56	Washing machine	1	29,223	29,223
57	Electric kettle	1	1,224	1,224
58	Hair drier	1	2,023	2,023

59	COOLMANN OBT-2043A safe OBT-2043A	1	13,600	13,600
60	Mattress topper 160x200	1	1,293.7	1,293.7
61	Mattress topper 90x200	2	800.7	1,601.4
62	Pillow tick 50x70	8	423.3	3,386.4
63	Blanket 200x200	2	2,888.3	5,776.6
64	Blanket 150x200	2	2,038.3	4,076.6
65	Pillows 50x70	8	678.3	5,426.4
66	TWIN 90x200 bed linen (bed sheet – 2 pcs. worth 699 each, and duvet cover + pillowcase set worth 1,999)	3	5,774.9	17,324.7
67	Double 180x200 bed linen (bed sheet – 1 pc. worth 1,299, and duvet cover + 2 pillowcases set worth 2,699)	3	6,796.6	20,389.8
68	Set of face and body terry towels (30*50, 2 pcs. worth 99 each, 70*140, 2 pcs. worth 299 each, Krama, 10 pcs. worth 199)	4	1,691.5	6,766
69	Terry doormat	4	268.6	1,074.4
70	Terry robe	2	3,058.3	6,116.6
71	Shoe cleaner kit (shoe sponge (10.80), shoe horn (7.65))	1	31.365	31.365
72	Brush for garment care	1	89.607	89.607
73	BOOMERANG hangers (8 pcs.)	2	627.3	1,254.6
74	2-person dinnerware	1	249.152	249.152
75	2-person flatware set	1	953.258	953.258
76	Salad bowl	2	473.025	946.05
77	Teacup	2	242.828	485.656
78	Water glass	2	137.207	274.414
79	Wine glass	2	143.531	287.062
80	Corkscrew	1	152.558	152.558
81	Cutting board 34X24	1	287.3	287.3
82	28 cm frying pan with lid	1	1,698.3	1,698.3
83	Bucket	1	1,698.3	1,698.3
84	Kitchen utensils (spatula, ladle)	1	100.3	100.3
85	Microwave lid	1	93.5	93.5
86	Bathroom curtain	1	11,900	11,900
87	Clothes / towels hooks	2	1,394	2,788
88	TP holder	1	1,819	1,819
89	Auxiliary toilet roll holder	1	1,649	1,649

90	Toilet brush with case	1	2,431	2,431
91	Dispenser with bags for hygiene items	1	1,045.5	1,045.5
92	Wastebasket	1	508.3	508.3
93	Bathroom wastebasket	1	1,018.3	1,018.3
94	Flashlight	1	1,018.3	1,018.3
95	Akai LES-40D87M TV set	1	29,459.3	29,459.3

**RULES OF**  
**USE OF THE PREMISES**  
**IN THE TERRITORY OF THE FACILITY**

**August 2019**

**Saint Petersburg**

## I. BASIC CONCEPTS AND DEFINITIONS

1. **Facility** shall mean *Art Center with integrated attached premises and underground parking* at: Saint Petersburg, Smolninskoye Municipal District, 2d Sovetskaya st., 4B, building 1 (construction site address: Saint Petersburg, 2d Sovetskaya st., 4B, letter B).
2. **Owner** shall mean an individual or a legal entity who holds title to the premises or owns the premises in the Facility, within the scope of the law.
3. **Premises** shall mean non-residential premises as part of the Facility.
4. **User** shall mean a citizen who lawfully uses the premises (title, lease agreement, etc.) for personal, family and other needs.
5. **Common property** shall mean property that serves all Facility owners, including:
  - a) engineering spaces of the common use which are not parts of non-residential premises and intended for service more than one non-residential premises, including utility spaces in which there are engineering communications, other premises serving more than one non-residential premises of the Facility;
  - b) roof is a flat roll of melting material, Isoplast type with internal downpipe;
  - c) load-bearing structures of the Facility buildings (including the bases, walls, slabs and coverings and other designs); enclosing non-bearing structures of the building serving more than one dwelling (walls, windows and doors of the common facilities, parapets and other designs) – cast reinforced concrete heat insulated with mineral wool plates, with facing;
  - d) in-house utility systems of the Facility:
    - dispatch control systems, access control systems (ACS), emergency voice alarm communication system (PA/GA), security television systems (STS), systems of wired broadcasting and notification by signals of Regional Automated Centralized Reporting System of Saint Petersburg, systems of collective reception of television (TV);
    - system of automatic fire protection, natural and mechanical general ventilation, smoke removal and overpressure systems, water treatment systems;
    - individual heat points, heat energy metering units;
    - architectural highlighting;
    - lift equipment and lifting platform for people with limited mobility;
    - systems of heating, power supply, cold and hot water supply, sewerage;
  - e) other premises, systems and equipment servicing or intended for servicing more than one premises;
  - f) land plot in case of its registration as common property according to the legislation in force.
6. **Landlord** shall mean the organization maintaining the Facility.

## II. GENERAL PROVISIONS

7. The rules provide the order of accommodation, the order of use of the Premises, the order of use and maintenance of common property, the order of mandatory payments, the order of resolving emergency situations and eliminating other malfunctions of utility equipment in the Facility, as well as responsibility for non-compliance with these Rules.
8. The rules apply to all Users in the Facility, guests and relatives of the Users, as well as to employees of the Service Provider.

## III. USE OF PREMISES

9. **The user shall be obliged:**
  - 9.1. To ensure the cleanliness and safety of the occupied Premises; to take care of the equipment; in case of faults to immediately report them to the Concierge Service;
  - 9.2. Not to create conditions and not to allow power networks accidents, water-heat supply networks and other engineering systems, and equipment.
  - 9.3. When leaving the Premises, to close water taps, windows, to turn off lights, TV and other electrical appliances.
  - 9.4. Upon the first request, to provide representatives of the Service Provider with access to the occupied Premises for emergency response and implementation of the emergency actions directed on elimination of the reasons creating threat of accident or interfering qualitative and safe use of the equipment.
  - 9.5. As and when necessary, to provide representatives of the Service Provider with access to the occupied Premises for inspection of technical and sanitary condition of the Premises and equipment located therein, check of meter readings and performance of the necessary repair and maintenance; Not later than 2 days prior to the inspection the Landlord shall send to the User notice of inspection of metering devices, their availability, as well as conduct of verification of the Users information about the readings of the metering devices and valves by checking them with the readings of the relevant meter at the time of inspection (if the readings of such meters and valves are recorded by the Users). The Landlord shall have the right to demand that the User fully compensate for the losses caused thereby, in case of rejection of access to the Premises occupied thereby of representatives of the Service Provider.
  - 9.6. Any reconstruction and redevelopment of the Premises shall be possible only after written agreement with

the Service Provider and strictly in accordance with the norms and requirements of the legislation of the Russian Federation.

9.7. Keeping pets in the occupied Premises shall be regulated by the Civil Code of the Russian Federation, sanitary and hygienic standards and local city regulations. Upon the request of the representative of the Service Provider, the User shall be obliged to submit documents confirming inoculations and vaccinations of the pet. It is prohibited to keep fight dogs.

9.8. The use of musical instruments, televisions, radios, tape recorders and other loudspeaker devices shall be allowed subject to the regulation of the sound level within the established specified values. To ensure the comfort of other Users from 11 p.m. to 9 a.m., it is necessary to observe silence.

9.9. To strictly comply with sanitary norms of the Premises use, established for premises of this type by the legislation of the Russian Federation. Not to flush toxic and harmful chemicals, as well as solid objects, into the drain holes (sinks, toilets, washing machines, etc.) for dumping into the sewer, which may cause disfunction of the sewer or exceeding of the permissible concentration of harmful substances in the sewer drains of the Facility. The user of the Premises shall be responsible for violation of the above rules in accordance with the Russian legislation in force.

**10. The user shall be prohibited:**

10.1 To clean the Premises using gasoline, kerosene and other flammable and combustible liquids.

10.2. To carry out work on weekends (Saturday, Sunday) and public holidays; to carry out noisy, vibrating work before 10 a.m. and after 6 p.m., as well as from 1 p.m. to 3 p.m. (due to daytime sleep).

10.3. To perform works using the equipment and tools causing excess of standard admissible level of noise and level of vibrations.

10.4. To perform works without special actions to be taken to exclude leaks in adjacent apartments, formation of cracks and destructions of walls and ceilings.

10.5. To perform any actions using the equipment of the fire alarm system, water fire extinguishing system and alarm system.

10.6. The Tenant shall be prohibited to perform any repair works without securing approval by the owner of the Premises and the Service Provider.

#### **IV. USE OF COMMON PROPERTY**

**11. The user shall be obliged:**

11.1. To use common facilities only for the intended purposes.

11.2. To take care of the common property and prevent damage thereto or contamination thereof; to take care of amenities and green spaces, to prevent their contamination.

11.3. To follow sanitary and hygienic norms and rules, to observe cleanliness and order in all rooms and in the territory of the Facility.

11.4. When moving and walking pets, to keep them on lead and muzzled (regardless of size).

11.5. Pets walking in the territory of the Facility shall be prohibited.

11.6. When the Service Provider performs works on cleaning the territory, to transfer the User's vehicle for safe and immediate conduct of such works.

11.7. In case of loss of or damage to the common property due to the User's fault, to compensate for the damage in accordance with the Russian legislation in force.

**12. The user shall be prohibited:**

12.1. To mount additional doors (in derogation from the project).

12.2. To change the direction of the doors opening (in derogation from the project) from the Premises to the common hall (to the ladder landing), as this prevents the free evacuation of people or worsens the evacuation conditions from neighboring Premises.

12.3. To install bars on the windows and doorways in the common areas.

12.4. To make changes in space and layout design of common facilities.

12.5. To clutter stairwells and other common areas with furniture, belongings, combustible materials, equipment, bicycles, baby carriages and strollers for people with disabilities, garbage bags and other items.

12.6. To install television and other antennas and other devices, lay electrical and telephone wires on the walls, roof and other public spaces; Installation of air conditioners shall be possible only after receiving written approval from the Service Provider.

12.7. To post ads on stairwells, in elevators, doors, walls, etc., to distribute any information and advertising products in the territory of the Facility.

12.8. To dump or store (including temporarily) garbage anywhere (in public spaces, in the territory of the Facility, etc.), except for garbage chutes or garbage collectors specially installed for these purposes.

12.9. To clutter and contaminate escape routes and other public spaces with construction materials and construction waste.

12.10. To park vehicles on lawns, footpaths, in the area of fire passages, container sites and other places not intended for this purpose.

12.11. To wash and repair vehicles in the territory of the Facility.

12.12. To arrange parking and / or storage of dilapidated and broken vehicles, parking of trucks and special-

purpose vehicles with a carrying capacity of more than 1.5 tons, as well as parking of buses with a capacity of more than 10 people in the territory of the Facility.

12.13. To cut bushes and trees, cut flowers and take any action that causes damage to the grass cover of lawns without authorization.

12.14. To install fences, garages and other buildings in the territory of the Facility without authorization.

## **V. SAFETY REGULATIONS**

13. In order to ensure safety of the Users and their guests, such rules provide for a system of measures to control access to the territory and the building of the Facility:

13.1. One may enter the building and exit it 24/7 through the Main Entrance from 2-ia Sovetskaia Ulitsa. There is also an additional entrance and exit from 3-ia Sovetskaia Ulitsa. Others are staff entrances and exits.

13.2. The security service officer may request that any User or guest provide an identity document.

13.3. Access to the Premises and common areas shall be carried out through the use of individually coded electronic keys; each registered guest shall be given one key maximum. The guests shall pay for keys according to the current price list.

13.4. To receive a visitor, the User shall personally meet the visitor in the lobby and follow them into the Premises.

13.5. The full responsibility for guests staying in the Premises and public spaces shall rest with the User having invited them.

13.6. The User shall notify the Service Provider of the presence of guests (for more than 1 day) in the Premises and register them with the duty manager based on an identity card and the lease agreement / request for accommodation.

13.7. It is forbidden to provide unauthorized persons with electronic keys.

13.8. Additional electronic keys shall be produced upon the personal written application of the User in accordance with the Price List.

13.9. The electronic key shall be issued to the User upon presentation of an identity card.

13.10. The entrance doors of the Premises shall be kept closed.

14. The User shall understand and not object to the use of video surveillance systems in public spaces (except for toilet cabins).

15. It is forbidden to provide a duty manager with envelopes, parcels, bags, boxes, packages, etc., subject to storage and / or delivery to other persons.

16. The User shall notify the Service Provider in advance of the expected long absence (more than 10 days) and provide phone numbers of authorized persons in case of emergency.

17. The User shall be obliged to strictly observe the rules of fire safety, to prevent the occurrence of fire. Do not use open fire. In case of fire, it is necessary to immediately inform the management of the Facility and leave the premises by fire escape stairs according to the evacuation plan located in the hall on each floor.

18. The Users shall be prohibited to store arms or weapons, ammunition, explosives, chemical, radioactive, poisonous substances and flammable substances, explosive devices, narcotic and psychotropic substances and other items that threaten public safety and order.

19. The Users who have the right to carry and store arms or weapons by trade shall be obliged to submit documents certifying such right upon the request of a security service representative. To all effects and purposes the Users shall be prohibited to openly carry any arms or weapons, and also special munitions, including being on duty.

20. It is prohibited to drink alcohol, as well as to stay in public spaces being heavily intoxicated or wrecked.

21. Persons suffering from the revealed infectious and epidemiological diseases shall be prohibited to stay in public spaces.

22. Persons who violate public order and show obvious signs of aggression towards others shall be prohibited to stay in public spaces.

## **VI. SMOKING AT THE PREMISES AREA**

23. It shall be prohibited to smoke tobacco, smoking mixes, hookahs in the territory of the Facilities, including in elevators, premises, halls.

24. In accordance with Federal Law No. 15-Φ3 *on Protection of Public Health from Exposure to Environmental Tobacco Smoke and Consequences of Tobacco Use* passed on 23.02.2013, smoking shall be prohibited in all public spaces and in all premises belonging to the common property.

25. If smoking is detected, violators shall be subject to penalties in accordance with the Russian legislation in force.

## **VII. PROCEDURE FOR MAKING MANDATORY PAYMENTS**

26. The user shall be obliged to timely and fully pay for utilities.

27. In case of untimely and / or incomplete payment for utilities, the Landlord shall have the right to limit the provision of utilities to the User, by submitting written notice thereto at least three days before the termination



of the supply to the Owner and the User.

### VIII. LIABILITY FOR NON-COMPLIANCE

28. Users shall be responsible for non-compliance with these Rules in accordance with the Russian legislation in force.

29. The document confirming violation of the Rules shall be a Report drawn up by an authorized representative of the Service Provider before witnesses.

30. Should the User fail to comply with these Rules, the Landlord shall have the right to impose fines in accordance with the current Price List, as well as the right to demand that the User fully compensate for losses caused thereby.

### IX. DISPUTE SETTLEMENT PROCEDURE

31. Disputes and disagreements shall be settled through negotiations.

32. Violation of these Rules, the rules of sanitary maintenance of common areas, stairwells, entrances, adjacent territories, violation of the rules of maintenance of the Premises, engineering equipment, mismanagement, as well as unauthorized re-equipment and redevelopment of the Premises, their misuse, damage to the Premises, equipment located therein and amenities shall incur criminal and administrative liability in accordance with the legislation of the Russian Federation.

### X. FINAL PROVISIONS

33. The Landlord shall preliminarily notify the Users of the inspection of metering devices, garbage collection and other activities by placing ads on information stands.

34. These Rules, as well as the current Price Lists, information about the Service Provider, are available on information stands 24/7.

### Signatures of the Parties:

Landlord:

Tenant:

