

RENTAL AGREEMENT No.

In Riga, 2021

SIA "MR", single registration number 44103130848, hereinafter – *the Lessor* and Name Surname, personal identity code 000000--00000, hereinafter – *the Lessee*, both parties jointly referred to as – the Parties, conclude a rental agreement, hereinafter - the Agreement, binding to the successors of liabilities and rights of the Parties, on the following:

1 TERMS USED IN THE AGREEMENT

1.1. Inventory - Equipment owned and/or possessed by the Lessor, etc. Ownership of the Inventory remains with the Lessor throughout the duration of this Agreement.

2 SUBJECT OF THE AGREEMENT

2.1. The Lessor transfers, but the Lessee accepts the Inventory for use in accordance with the annexes to this Agreement and the acts of acceptance, in accordance with the Agreement and Articles 2112 - 2156 of the Civil Law. – 2156.

2.2 The Lessor may provide the Lessee with other services related to the transportation, installation, disassembly of the rented Inventory, repairs of the Inventory, etc. The Lessor may sell the Inventory and other materials to the Lessee by issuing invoices.

3 ACCEPTANCE AND RETURN OF THE INVENTORY

3.1 The Lessor transfers and the Lessee accepts the Inventory for rent on the basis of the acceptance act, which indicates:

3.1.1 Inventory title and amount;

3.1.2 Inventory rent price per day/hour with VAT;

3.1.3 Inventory handover - acceptance time (day, month, year);

3.2 The Lessor hands over and the Lessee accepts the Inventory for rent on the basis of acceptance act, which indicates:

3.2.1 Inventory title and amount:

3.2.2. Inventory handover - acceptance time (day, month, year);

3.2.3. Inventory handover - acceptance place (object title);

3.2.4 Inventory with defects (damage) and/or deficiencies.

4 RENTAL TERM

4.1 The Inventory is transferred to the Lessee for use for remuneration for the minimum rental term - 1 day, unless the Parties have agreed otherwise. If the Lessee has paid all the invoices issued in compliance with all payment terms and conditions, the Lessor has the right to extend the rental term to the next minimum rental term.

4.2 The rental term expires on the day when the Inventory is returned to the Lessor.

5 RENTAL FEE, PAYMENT PROCEDURES AND PENALTIES

5.1 The parties agree that the rent, as well as the fee for other services is specified in the transfer deed.

5.2 Inventory rental fee is calculated in the following way:

5.3 Optionally, the Lessor issues invoices for rent in paper or electronic format. The Lessor issues to the Lessee an invoice for the actual rental term and other services prior to the commencement of the rent.

5.4 The Lessee shall pay all invoices in cash at the Lessor's cash desk or by transfer to the bank account specified in the invoice with payment date indicated in the invoice, but if the payment term is not specified, the payment shall be made before the start of rent.

5.6 In the event that the Inventory is destroyed, stolen or lost, the Lessor shall calculate the rental fee until the day when the Lessee delivers the original of Inventory total loss, theft or loss application to the Lessor's accounting. The Lessor shall issue an invoice to the Lessee for the total loss, theft or loss of the Inventory in the amount of the value of the Inventory.

6 RIGHTS, OBLIGATIONS AND LIABILITY OF THE LESSEE

6.1 The Lessee is obliged to ensure access of the Lessor's representative to the place of use of the Inventory, if the Lessor wishes to view it or check technical condition of the Inventory and how it is used. Violations detected during the inspection and supervision of the Inventory, including defects (damages) and deficiencies of the Inventory are recorded by the acceptance deed. The Lessee is obliged to compensate the defects and deficiencies established by the act, unless they have occurred due to the Lessor's fault or action.

6.2 In case the Inventory accepted by the Lessee for use from the Lessor reveals hidden defects, deficiencies that were not detected when signing the acceptance deed, the Lessee is obliged to notify the Lessor of defects or deficiencies (damage) within 8 (eight) hours from signing the Inventory acceptance deed. The Lessor has the right to visit the object within 2 (two) working days from the moment of receiving the notice and inspect the defects and/or deficiencies of the Inventory identified by the Lessee, and if they are justified, the Lessor shall eliminate these deficiencies and defects at its own expense. If the Lessee has not notified the Lessor of the revealed hidden defects or deficiencies, the Lessee loses the right to apply for them later and/or to substantiate their future objections, claims and demands related to them.

Lessor/Signature

Lessee/Signature

6.3 From the moment of handing over of the Inventory to the Lessee, the Lessee is materially responsible for all risks, including, but not limited to total loss of the Inventory, theft, etc. The Lessee is responsible for the timely return of the Inventory to the Lessor in accordance with this Agreement. The Lessee shall provide all necessary security measures during the rental term to prevent the Inventory from coming into the possession of third parties.

6.4 The Lessee is obliged to observe all valid instructions for use and work safety and requirements in accordance with the regulatory enactments of the Republic of Latvia, as well as to use and maintain the Inventory received in use properly and carefully; to take care that the Inventory is provided with the necessary energy, daily maintenance; to cover all expenses necessary for the normal operation of the Inventory during its use. The Lessor shall not be liable for losses incurred by the Lessee or third parties as a result of improper operation of the Inventory, disregarding the terms of use of the Inventory and in cases where the Inventory has been used by persons who do not have such rights.

6.5 The Lessee is obliged to use and control the use of the Inventory for the purposes for which the Inventory is intended.

6.6 The Lessee shall not have the right to transfer the Inventory to another place of use or transfer the Inventory to third parties for use without the Lessor's written consent.

6.7 The Lessee is obliged to immediately inform the Lessor in writing about the cases if an insolvency case has been initiated against the Lessee, or the Lessee has actually become insolvent or has started liquidation.

6.8 In case of total loss, theft or loss of inventory, the Lessee is obliged to:

6.8.1 Immediately notify the Lessor in writing of the total loss, theft or loss of the Inventory;

6.8.2 Independently reimburse the Lessor for the value of the Inventory, as well as the value added tax imposed in the country;

6.8.3 In case of damage to the Inventory, the Lessee shall reimburse the Lessor for the repair costs of the Inventory.

6.9 When handing over the Inventory, the Lessee is obliged to return it to the Lessor clean and in all respects in the same condition as it was received. All expenses that the Lessor will have incurred due to the cleaning of the Inventory shall be paid by the Lessee.

6.10 The Lessee is obliged to timely pay the rent for the use of the Inventory, as well as other payments in accordance with the provisions of this Agreement.

6.11 All Inventory rented out to the Lessee, as well as the goods sold to the Lessee and not yet paid for, are the property of the Lessors and the Lessee has no right to encumber and alienate it. In the event that any third party seeks recovery, attaches, in any other way wishes to encumber it, the Lessee has no right to encumber it, and the Lessee shall notify the Lessor in writing and orally about it.

6.12 In case the Lessee rejects accepting the Inventory during its transportation, the Lessee shall pay the transportation expenses.

7 RIGHTS, OBLIGATIONS AND LIABILITY OF THE LESSEE

7.1 The Lessor has the right to set a security deposit for the Lessee before the transfer of the Inventory for use, as well as to refuse to transfer the Inventory to the Lessee generally. The security deposit can be used to pay the Tenants' overdue invoices, as well as to pay for the value of unreturned, damaged Inventory. The security deposit does not release the Lessee from the obligation to pay late payment interest to the Lessor as a result of failure to perform obligations, as well as from the obligation to indemnify damage.

7.2 If the Lessee has returned the Inventory in full to the Lessor in accordance with the procedures specified in this Agreement and has paid all the Lessor's invoices, the security deposit paid by the Lessee shall be fully refunded to the Lessee.

7.3 At the request of the Lessee, free consultation on issues directly related to the use of the rented Inventory shall be provided at the place of use of the Inventory or through other means of communications.

7.4 The Lessor shall not be liable for direct or indirect loss incurred by the Lessee in the process of using the inventory or as a result of its application.

7.5 The Lessor has the right before, as well as after the transfer of the Inventory to the Lessee, to get acquainted with the technical condition and place of use of the Inventory, as well as to check whether it complies with the work technique and safety regulations.

7.6 The Lessor has the right to control the Lessee's compliance with the provisions of this Agreement throughout the term of this Agreement.

7.7 In the event that the Lessee has violated the provisions of this Agreement, or if the Lessor's property rights to the Inventory transferred to the Lessee are threatened, or if there are reasonable doubts regarding the Lessee's ability to continue fulfilling its obligations under this Agreement, the Lessor has the right to request and immediately receive from the Lessee the Inventory transferred to it or immediately collect all the Inventory from the Lessee's place of use. In such cases, as well as in cases when the relationship arising from this Agreement is terminated, the Lessee irrevocably authorizes (with the right of sub-authorization) the Lessor to enter the Lessee's or third party's premises or object at any time and without prior notice, and take over the Inventory without taking responsibility for the consequences for the Lessee or the property of third parties as a result of such action. In connection with the mentioned provisions, the Parties agree to consider the content of this clause as an authorization for the Lessor to act in accordance with the provisions of this clause.

7.8 If, at the Lessor's request, the Lessee does not return the rented Inventory and/or the Lessor cannot collect the rented Inventory independently, the Parties agree to consider that the rented Inventory is lost, therefore the Lessee is obliged to reimburse the Lessor for the lost Inventory based on the relevant invoice of the Lessor.

Lessor/Signature

Lessee/Signature

8 TRANSPORTATION OF THE INVENTORY

8.1 Unless the Parties have agreed otherwise in writing, the Lessor is obliged with its own transport to deliver the Inventory to the Lessee to the place of use of the Inventory by the Lessee after placing the order and harmonization. Transport services are covered by the Lessee in accordance with the Lessor's rates. In case of transport downtime to the place of delivery due to reasons beyond the control of the Lessor, then all expenses related to the transport downtime shall be covered by the Lessee. Transport downtime must be understood as the location of the transport at the place of delivery for more than 1 (one) hour, if during this time no work related to the loading, unloading or relocation of the delivered Inventory is performed.

8.2 The transportation costs specified by the Lessor apply also in cases when the Inventory is returned to the Lessor.

9 OTHER ESSENTIAL CONDITIONS

9.1 In case the Lessor transports the Inventory, the Lessee shall notify the Lessor 3 (three) business days in advance about the expiry date of the Inventory rent term, indicating in the notice the exact date and place of delivery of the Inventory. The Parties agree that the handover date of the Inventory shall be set on a business day from 8:00 until 17:00 or a different time upon a separate agreement.

9.2 The Lessor shall notify the Lessee within 1 (one) business day about the time of acceptance of the Inventory in the place specified in the Lessee's notice. The Lessor receives the Inventory without checking the numerical (only for scaffolding, formwork and fences) and technical condition of the Inventory on site.

9.3 The Lessee has the right to participate in the inspection of the numerical and technical condition of the Inventory upon the transfer of the Inventory to the Lessor. All defects and deficiencies of the Inventory detected during the inspection are recorded in a report signed by the authorized persons of the Lessor and the Lessee. If the Lessee's authorized representative has not arrived for the transfer of the Inventory, the Lessor shall unilaterally draw up a report on the identified defects and deficiencies of the Inventory.

9.4 If the amount of returned materials is large, the Lessor has the right to inspect the numerical and technical condition of the Inventory within 5 (five) working days after receiving the Inventory from the Lessee, notifying the Lessee or its authorized person who has the right to participate in the inspection. If the Lessee has not exercised its right to inspect the Inventory defects and/or deficiencies established in the deed within 2 (two) days, it shall be deemed that the Lessee has acknowledged all the Inventory defects and/or deficiencies indicated in the deed as justified. In case the Lessee has not confirmed in writing the wish to continue the rent of the missing Inventory within the specified period of 2 (two) days, an invoice for the missing Inventory shall be issued and issued to the Lessee for payment.

10 DURATION OF THE AGREEMENT

10.1 The Agreement shall enter into force upon signing and shall remain in force until the Parties have fully fulfilled their obligations.

10.2 The Parties may terminate the Agreement early upon written notice to the other Parties 1 (one) day in advance.

10.3 Mandatory actions in case of termination of the Agreement:

10.3.1 In case of termination of the Agreement, the Lessee shall immediately transfer the Inventory to the Lessor, to the warehouse specified by the Lessor. If the Lessee has not ensured the delivery of the Inventory to the Lessor within 3 (three) working days from the date of termination of the Agreement, the Lessor is entitled to organize the disassembly, cleaning and delivery of the rental materials to the Lessor's warehouse. All expenses related to the disassembly, cleaning and return of the Inventory shall be covered by the Lessee in full.

11 FINAL PROVISIONS

11.1 If any of the provisions of this Agreement becomes invalid, the remaining clauses of the Agreement shall remain in force.

11.2 All amendments to the Agreement shall be made in writing and attached to the Agreement, they shall be an integral part of the Agreement.

11.3 In the event that any of the details of the Parties presented in this Agreement changes, the Party which has had changes shall undertake to notify of the changes within 5 (five) days.

11.4 Letters of any kind, notices, claims, etc. between the Parties shall be expressed in writing. Correspondence will be deemed received on the fifth day after its dispatch (post stamp) to the addresses of the Parties specified in the Agreement.

11.5 All disputes arising from this Agreement shall be settled by negotiations between the Parties. In case of non-settlement of disputes, they shall be settled in the national court in accordance with the procedures specified in the legislation in force in the Republic of Latvia at the option of the Lessor.

11.6 By signing this Agreement, the Lessee agrees that in case of non-compliance, violation and/or failure to fulfill the provisions of this Agreement, the Lessor is entitled to use the Lessee's personal data (including, but not limited to: name, surname, personal identification number, place of residence), obtained under this Agreement, for the assessment of the Lessee's future creditworthiness, as well as for publication in any registers and databases of debtors and non-payers, as well as the Lessor has the right to transfer this data to any third party, including to facilitate the Lessee's debt recovery process. In this case, the Lessee undertakes to reimburse the Lessor for all expenses incurred by the Lessor in the debt collection process.

11.7 The Agreement is drawn up and signed in Latvian language in 2 (two) identical copies, one copy for each of the Parties.

12 DETAILS OF THE PARTIES

THE LESSOR
SIA "MR", Reg. No. 44103130848
AS "Swedbank", Account: LV07HABA0551050113195
Telephone: +371 27654444
E-pasts: noma@mrcar.lv

THE LESSEE
Name, Surname:
Personal identity code:
Address:
Telephone:

Lessor/Signature

Lessee/Signature