

**HOUSE RENTAL
LEASE AGREEMENT FOR UNIVERSITY STUDENTS**
(Law no. 431/98 of 9 December 1998, article 5, paragraph 3)

Mrs./Mr. (1) born in.

The and resident in street no,tax code, hereinafter referred to the lessor assisted by (2) in the person of) leases to / to Mrs. / Mr. (1) (1) Born in the and resident in Street no, tax code, hereinafter referred to as the tenant (assisted by (2) in the person of), who accepts / accepts for himself / for their successors in title, the whole / partial lease (3) of the real estate unit located in street no floor internal scale registered in the urban cadaster: (4) sheet, parcel, subordinate cadastral category A/, stacking class, surface walkable sqm cadstral income € and the garage (5) registered in the urban cadaster: sheet, parcel, subordinate cadastral category C/, stacking class floor area sqm, cadastral cadastral income Having regard to article 1, paragraph 7, of the Decree-law 23 December 2013, n. 145, the tenant acknowledges and declares to have received the information and the documentation, including the certificate, regarding the energy performance of buildings. Class energy: (6) IN THE CASE OF PARTIAL LEASE, also add the walkable surface of the room in exclusive use sqm located in the accommodation at with respect to the entrance and list of the rooms in mixed use

(7) CHARACTERIZING ELEMENTS, the accommodation (indicate the numbers or the description of the elements present identified in the "Rental fee calculation form e furniture sheet", see attachment B.

FURNISHED ACCOMMODATION, if the accommodation is furnished, report the numbers or the description of the furniture in the "Rental fee calculation sheet", see Annex B.

Article 1 (Duration). The contract is stipulated for the duration of months (8), from to At the first expiry the contract is automatically renewed for the same period if the tenant fails to notify the landlord at least one month and no later than three months before the expiration date of the contract.

Article 2 (Transitional nature). According to the provisions of the Territorial Agreement stipulated pursuant to of article 5, paragraph 3, of law no. 431/98, among the lessors' trade unions, CONFEDILIZIA, UPPI, ASPPI, FEDERPROPRIETA 'and the tenants SUNIA, SICET, UNION TENANTS, filed on at the Municipality of Padua, the parties agree that this lease has transitory nature as the tenant expressly needs to live in the property attending the course of study of At (9)

Article 3 (Fee). The annual rent, as established by the Territorial Agreement defined between and filed on at the Municipality of Padua, (10) is agreed in €, or that the tenant undertakes to pay at the landlord's domicile by bank transfer, or, in number equal advance installments of € each, on the following dates: (11)

Article 4 (Security deposit and other forms of guarantee). To guarantee the obligations assumed with this contract, the tenant pays / does not pay (12) to the lessor (who with the signing of the contract issue, in case, a receipt) a sum of € equal to the number months of the rent (8), not attributable to the rent account and productive of legal interests, recognized to the tenant at the end of the lease. The security deposit thus constituted is returned at the end of the lease after verification of the status of the real estate unit and compliance with any contractual obligation. Other forms of guarantee: (13)

Article 5 (Accessory charges). For accessory charges, the parties apply to the "Breakdown of condominium expenses", Annex F to the Territorial Agreement for the lease in Padua. In the final balance, the payment of the aforementioned charges, for the portion of the condominium / municipal charges borne by the tenant, must take place within sixty days of the request. Before making the payment, the tenant has the right to obtain specific indication of the aforementioned expenses and of the allocation criteria. He also has the right to view - also through trade unions - at the landlord (or his administrator or the condominium administrator, if any) of the supporting documents of the expenses made. Together with the payment of the first installment of the annual rent, the tenant pays a deposit not exceeding that due to him resulting from the previous year's report.

(14) The costs relating to each user (electricity, water, gas, telephone and more ...) are entirely borne by the tenant. For the expenses referred to in this article, the tenant pays a fee of € (15), subject to adjustment.

Article 6 (Stamp duty and registration fees). The costs of stamp duty for this contract and for the consequent receipts are charged to the tenant. The landlord registers the contract, giving documented communication to the tenant - who pays his share, equal to half - and to the administrator of the condominium pursuant to art. 13 of law 431 of 1998. The parties can delegate to register the contract one of the trade unions that has aided in signing the contract. (16)

Article 7 (Payment). The payment of the rent or anything else due also for accessory charges cannot be suspended or delayed by claims or exceptions of the tenant, whatever the title. Failure to pay promptly, for any reason, even of a single installment of the rent (as well as of anything else due, where the amount is at least one month's rent), constitutes a default of the tenant, without prejudice to the provisions of article 5 and 55 of the law n. 392/78.

Article 8 (Use). The property must be used exclusively for the tenant's residential use. Unless otherwise agreed in writing, it is forbidden to sublease or loan, in whole or in part, the real estate unit, under penalty of termination of the contract by law.

Article 9 (Withdrawal of the tenant). The tenant has the right to withdraw from the contract for serious reasons, upon notice to be delivered by registered letter at least three months in advance. This option is also allowed to one or more of the signatory tenants and in this case, from the month of the withdrawal, the lease continues towards the others, without prejudice to the solidarity of the withdrawing tenant for previous periods of management. The procedures for taking over are agreed as follows between the parties: (17)

Article 10 (Delivery). The tenant declares to have visited the real estate unit leased to him, to have found it suitable for the agreed use and thus to take it over for all purposes with the collection of the keys becoming the custodian of the same from that moment of the registration of the undertaking of compensation. In the state in which he received it, except for normal deterioration in use, under penalty of compensation for damage. It also undertakes to comply with the rules of the regulation of the building where it exists, in this case acknowledging receipt of the same with the signing of this contract, as well as undertakes to observe the resolutions of the assembly of condominiums. In any case, it is forbidden for the tenant to carry out acts and behaviors that could cause annoyance to the other inhabitants of the building. The parties acknowledge, in relation to the state of the property, pursuant to Article 1590 of the Civil Code, of the following: or what is shown in the attached delivery report. (18)

Article 11 (Modifications and damages). The tenant may not make any changes, innovations, improvements or additions to the leased premises and their destination, or to existing systems, without the prior written consent of the landlord. The tenant expressly exempts the landlord from any liability for direct or indirect damages that may arise from the facts of the employees of the same landlord as well as for innocent interruptions of services.

Article 12 (Assemblies). The tenant has the right to vote, in place of the owner of the real estate unit leased to him, in the resolutions of the condominium assembly relating to the expenses and methods of managing the heating and air conditioning services. It also has the right to intervene, without vote, on the resolutions relating to the modification of the other common services. The provisions regarding heating and air conditioning also apply in the case of a non-condominium building. In this case (and with the observance, as applicable, of the provisions of the civil code on the tenants lease) the tenants meet in a special meeting, convened by the property or by at least three tenants.

Article 13 (Installations). The tenant - in case of installation of a centralized television antenna on the building - undertakes to use only the relative plant, remaining as of now the lessor in case of non-compliance authorized to have each individual antenna removed and demolished at the expense of the tenant, the which nothing can claim for any reason, subject to the exceptions of the law. How long pertains to the autonomous heating system, where present, pursuant to the legislation of Legislative Decree 192/05, with particular reference to art. 7 paragraph 1, the tenant takes over for the duration of the detention figure of the owner in the burden of carrying out the control and maintenance operations. (19)

Article 14 (Access). The tenant must allow the landlord and his own access to the real estate unit director as well as to their appointees where they have justifying it reason. In the case of the landlord intends to sell or, in the event of early withdrawal by the tenant, to lease the real estate unit, he must allow it to be visited (20)

Article 15 (Joint negotiation and out-of-court conciliation commission). There Commission referred to in Article 6 of the decree of the Minister of Infrastructure and Transport in concert with the Minister of Economy and Finance, issued pursuant to article 4, paragraph 2, of the law 431/98, is made up of two members chosen from among the respective signatory organizations of the Territorial Agreement on the basis of the designations, respectively, of the lessor and tenant. The work of the Commission is governed by the document "Negotiation and conciliation procedures out-of-court as well as the Commission's operating procedures". Annex G, to the aforementioned decree. There request for intervention by the Commission does not lead to the suspension of contractual obligations. The Commission activation request does not involve charges. (21)

Article 16 (various requests). For all purposes of this contract, including the notification of executive deeds, and for the purposes of judicial jurisdiction, the tenant elects domicile in the premises leased to him, where he no longer no longer there occupies or otherwise holds, at the administrative office of the Municipality where the leased property is located. Any modification to this contract cannot take place, and cannot be proven, except by deed written. The landlord and the tenant mutually authorize each other to communicate their data to third parties personal in relation to obligations connected with the lease relationship (legislative decree n. 196/03). How long not provided for in this contract, the parties refer to the matters laid down by the Civil Code, from read n. 292/78 and n. 431/98 or in any case by current regulations and local customs as well as legislation ministerial issued in application of law no. 431/98 and the Agreements referred to in Articles 2 and 3.

Article 16 (Other clauses)(22).

Read, approved, and signed Padua,

The lessor

The conductor

In accordance with articles 1341 and 1342 of the civil code, the parties specifically approve the agreements referred to in Articles 2 (Transitional nature), 4 (Security deposit and other forms of guarantee), 5 (Ancillary charges), 7 (Payment, termination), 9 (Withdrawal of the tenant), 10 (Delivery), 11 (Modifications and damages), 13 (Plants), 14 (Accesses), 15 (Joint negotiation commission), 16 (Miscellaneous) of this contract.

The lessor

The conductor.....

NOTE:

1) For natural persons, report: name and surname; place and date of birth; domicile and code tax. If the contract is jointly held by more than one person, report the personal and tax data of all. For the legal persons, indicate: company name, registered office, tax code, VAT number, number registration to the Court; as well as name, surname, place and date of birth of the lawyer representative. In the event that the conductor is a non-EU citizen, it must be given communication to the PS authority, pursuant to article 7 of legislative decree n. 286/98.

2) Assistance is optional.

3) Specify whether the lease concerns the entire housing unit or a part.

4) Indicate the cadastral data of the accommodation present in the cadastral survey or in the deed of sale.

5) Indicate the cadastral data of the garage present in the cadastral survey or in the deed of sale.

6) The landlord is obliged to deliver the APE to the tenant, in accordance with the law.

7) In the case of partial lease, also add the floor area of the room in exclusive use sqm..... located in the accommodation at the lease with its respect partial, to the exclusive entrance use and cannot list of rooms be less in to mixed an autonomously use usable (If room. Indicate the position of the room with respect to the entrance to the accommodation, the total floor area and the floor area of the exclusive use. Describe the rented portion. Also specify that the tenant will have shared use of services and common areas, that the lessor reserves the residual portion with the right to lease it and that the rent referred to in art.2 has been charged in proportion to its surface.

8) The minimum duration is six months and the maximum is thirty-six months.

9) Indicate the degree or post-graduate training course (such as masters, doctorates, specializations or specializations) in a municipality other than that of residence, at a university, or detached university sites, and in any case of higher education institutions, governed by Royal decree 31/08/1933 n. 1592 and by the law 21/12/1999 n. 508.

10) Indicate the date and the protocol of the Territorial Agreement for the lease in Padua.

11) In the event that the lessor opts for the application of the dry coupon, the right to request the update of the rent is suspended for a period of time corresponding to the duration of the option, even if provided for in the contract for any reason., including the variation ascertained by Istat in the national consumer price index for blue-collar and white-collar families which occurred in the previous year. The application of the dry coupon replaces the IRPEF and the related additional taxes, as well as the stamp and registration taxes, including those on the termination and extensions of the contract.

- 12) Maximum three months.
- 13) Other forms of guarantee Indicate bank or insurance surety, third party guarantee or other.
- 14) For the properties referred to in art. 1 paragraphs 5 and 6 of the Ministerial Decree of the Minister of Infrastructure and Transport pursuant to art. 4 paragraph 2 of Law 431/98, and in any case for properties located in non-condominium buildings, use the following wording, replacing the entire article: that on the basis of the "Breakdown of condominium expenses", annex F to the decree issued by the Minister of Infrastructure and Transport in agreement with the Minister of Economy and Finance pursuant to article 4, paragraph 2 of law no. 431/98-and of which this contract - are borne by the same. The landlord and the tenant declare that they have full knowledge of this division. In the final balance, the payment of the aforementioned charges must be made within sixty days of the request. Before making the payment, the tenant has the right to obtain a specific indication of the suddette spese and of the distribution criteria. He also has the right to inspect - also through trade unions - at the landlord (or his administrator, if any) the supporting documents for the expenses incurred. Together with the payment of the first installment of the annual fee, the tenant pays a deposit not exceeding that due to him resulting from the final balance of the previous year. The lessor declares that the shareholding of the leased real estate unit and the related appurtenances for the use of the parts and common services is determined in the following measures, which the tenant approves and expressly accepts, in particular as regards the distribution of the relative expenses: a) overheads b) lift expenses c) heating costs air conditioning costs e) f) The lessor, exclusively in the event of authorized building interventions or cadastral changes or changes in the regime of use of the real estate units or interventions involving changes to the systems, reserves the right to adjust the shares of the aforementioned expenses, giving timely communication and motivated to the tenant. The new quotas, thus determined, are applied starting from the financial year following that of the change. In case of disagreement with what is established by the lessor, the tenant may appeal to the Joint Negotiation Commission referred to in Article 6 of the decree issued by the Minister of Infrastructure and Transport in agreement with the Minister of Economy and Finance pursuant to article 4, paragraph 2, of law 431/98, and established in the manner indicated in article 14 of this contract. They are entirely borne by the tenant the costs incurred by the lessor for the supply of heating/cooling/conditioning services with which the property is equipped, in accordance with the provisions of the Table referred to in this article. The tenant is obliged to reimburse these costs, for the portion pertaining to him. The tenant is required to pay, by way of advance, to the lessor, for the expenses that the latter will incur for these services, a minimum sum equal to that resulting from the previous final balance. The lessor has the right to request, by way of an advance, a greater amount based on documented changes in the cost of the services, subject to an adjustment, which must be paid within sixty days of the lessor's request, without prejudice to the provisions in this regard in Article 9. of the law n. 392/78. The provisions of article 10 of that law also remain unaffected. For the first year, as an advance, this sum to be paid isto be paid in..... installments at the following deadlines: on € to the €..... to the €,....., subject to adjustment.
- 15) Indicate the amount and frequency of payments: monthly, bimonthly, quarterly, etc.
- 16) In the event that the lessor opts for the application of the dry coupon, no taxes are due stamp duty and register, including that on termination.
- 17) How to take over the tenant
- 18) Describe the state of the accommodation.
- 19) In the case of accommodation with independent heating system, the landlord must deliver to the tenant the "System Booklet" which lists the inspection and maintenance

interventions.

20) The parties can agree on other ways of visiting the rented accommodation.

21) For the activation of the Commission, the parties must contact their organization trade union.

22) Other clauses, provided that they are not contrary to the Agreement and the provisions of the law.