

## SAFETY DEPOSIT BOX LEASE AGREEMENT

NUMBER: 001/2015

The Lessor: business name  
name: anji s.r.o.  
registered office: Na Poříčí 1071/17, 110 00 Prague 1, Czech Republic  
represented by: Ing. Petr Thomson, on the basis of power of attorney  
authorised person: .....  
Id. No.: 02030357  
Tax Id. No.: CZ02030357  
Commercial Register: registered in the Commercial Register kept by the Municipal  
Court in Prague, Section C, File 214711  
Telephone: +420 222 866 866  
e-mail: info@24safe.cz

and

The Lessee: natural person  
name and surname:  
permanent address:  
date of birth:  
birth Id. No.: .....  
citizenship: .....  
place of birth: .....  
personal Id. document type:  
personal Id. document No.:  
date of expiration:  
issued to:..... country:  
sex: male  
mobile tel. number:  
e-mail:

politically exposed person

The Lessor and the Lessee (hereinafter the “Parties”) hereby enter into this Safety Deposit Box Lease Agreement (hereinafter the “Agreement”) pursuant to Section 2201 *et seq.* of Act No. 89/2012 Coll., the Civil Code.

## I. Subject of the Agreement

- 1) This Agreement stipulates the Lessor’s contractual obligation to provide the Lessee with a lockable storage space – a safety deposit box (hereinafter the “Deposit Box”) for storage of valuables and documents in exchange for rent, and other terms and conditions of the lease. The subject of this Agreement does not concern taking these valuables and documents into the Lessor’s custody. The Lessor shall not be liable for the condition of the valuables and documents deposited in the Deposit Box by the Lessee.
- 2) This Agreement provides for the Lessee’s right to use Deposit Box No. ..., with dimensions of ..., located at Na Poříčí 1071/17, Prague 1, and the Lessee’s obligation to pay the Lessor the rent hereunder.
- 3) The lease of the Deposit Box is agreed for a fixed term from ... to...
- 4) The Lessor provides the Deposit Box to the Lessee in an adequate condition to be properly used for the purpose agreed hereunder.
- 5) The Agreement may be changed and modified, in the scope relating to the automatic extension of the term of lease, reduction or increase in the number of leased Deposit Boxes, change of the type of the leased Deposit Box and signing up for or cancelling additional services, by means of electronic communication between the Lessor and the Lessee conducted through the Lessor’s web portal at [www.24safe.cz](http://www.24safe.cz) and using the Parties’ e-mail addresses listed in the header hereof. In that case, the Lessee expresses his consent to the change of the Agreement by means of sending a request from his user account to the Lessor’s system, where the Lessor shall express its consent with the relevant change by sending an electronic confirmation of the change to the Lessee’s contact e-mail address. The Agreement shall only be modified upon acceptance of the change by the Lessor.
- 6) Termination of the lease and the return of the subject of the lease are regulated by the General Terms and Conditions (hereinafter the “General Terms and Conditions”).

## II. Rent and Payment Terms

- 1) The monthly rent for the lease of the Deposit Box shall be CZK ... (in words: ... Czech crowns) according to the term of lease and the applicable 24SAFE Price List. The amount of rent includes the statutory VAT rate.
- 2) The Lessor stipulates the Lessee’s obligation to provide a refundable security deposit in the amount of CZK 1,000 upon execution of this Agreement. The rights and obligations of the Parties in disposal of the security deposit are governed by the General Terms and Conditions. The security deposit is provided to the Lessor free of interest.
- 3) The Lessee has further signed up for additional services at the total cost of CZK ... (in words: ... Czech crowns).

- 4) The total amount to be paid equals CZK ... (in words: ... Czech crowns).
- 5) The rent hereunder and the security deposit are payable in advance to the Lessor's account in the manner described in the General Terms and Conditions. A tax receipt shall be provided to the Lessee upon execution hereof. The Lessee acknowledges that a failure to meet the due date of the rent and the security deposit will result in an automatic termination of the Agreement.

### **III. Final Provisions**

- 1) The Lessee acknowledges that, in accordance with Section 1751 of the Civil Code, a part of the contents of this Agreement is stipulated by means of reference to the General Terms and Conditions contained in the following documents, which form an Annex hereto: the General Terms and Conditions and the Price List. The Lessee is aware that, in view of this provision, the Parties are bound not only by this Agreement, but they also have rights and obligations stipulated by the General Terms and Conditions and the Price List, and that failure to comply with the obligations stipulated in the General Terms and Conditions referred to hereunder entail the same consequences as the failure to comply with the obligations under this Agreement.
- 2) The Parties agree on the possibility of automatic extension of the term of this Agreement for the next period, provided that the Lessee pays the rent for the next period based on the Lessor's invitation sent not later than 14 days prior to the termination of the current lease period. For the extended period, the Price List and General Terms and Conditions applicable as of the date of the extension shall apply.
- 3) An Agreement concluded for a term shorter than 6 months may not be unilaterally terminated. The Lessor and the Lessee may terminate an Agreement concluded for a term longer than 6 months even without stating their reasons; the conditions and manner of termination are stipulated in the General Terms and Conditions, unless the Parties agree otherwise. In case of a breach of any terms and conditions hereunder on the part of the Lessor or the Lessee, the other Party may withdraw from the Agreement as of the date of delivery of an electronic or written notice of withdrawal.
- 4) By execution hereof, the Lessee confirms the receipt of a personal card and an electronic code enabling manipulation with the Deposit Box.
- 5) By execution hereof, the Lessee declares that he is acquainted with the General Terms and Conditions of this Agreement as well as with the other operating regulations (the Price List and the Manual) and agrees with their contents, in witness whereof he signs this Agreement. By execution hereof, the Lessee expressly confirms that he has been advised by the Lessor of the existence of the above-indicated documents that lay outside the text hereof and has received a sufficient explanation of the contents of these documents, understands these contents and agrees with their wording. The Lessee has filled in details necessary for the execution hereof in person and on the basis of his own free and serious will, has checked this Agreement and agrees that the details he provided are accurate. Simultaneously, the Lessee represents that he is not subject to international sanctions pursuant to Section 3 (b) of Act No. 69/2006 Coll., on implementation of international sanctions.
- 6) This Agreement has been drawn up in two original printed copies of which the Lessor shall receive one and the Lessee shall receive the other. The term of this Agreement commences on the date of

signature by the remaining Party. The General Terms and Conditions, the Price List and the Manual are also available at the [www.24safe.cz](http://www.24safe.cz) web portal.

- 7) Any matters that are not provided for in this Agreement or the General Terms and Conditions shall be governed by the generally binding legal regulations of the Czech Republic.
- 8) This Agreement may be modified only by means of written amendments executed by both the Parties, with the exception of the clauses hereunder that can be modified using the Lessor's web interface at [www.24safe.cz](http://www.24safe.cz) or by means of the Parties' electronic addresses indicated in the header of this Agreement (see Article I hereof), with the exception of the General Terms and Conditions, the Manual and the Price List of the lease, which may be modified and amended unilaterally by the Lessor.
- 9) The Lessor and the Lessee agree that the Lessor may change the Price List during the term hereof depending on changes in the prices of the services, and that in each case, the Lessor is obliged to inform the Lessee of the contents of the changes. Any change of the Price List shall be announced to the Lessee within the time limit and in the manner stipulated in paragraph 10 of this Article.
- 10) The Parties agree, with regard to the term of the lease and the changes to the General Terms and Conditions, the Manual and the Price List that may potentially become necessary due to, in particular, a reasonable necessity of such a change or amendment, or changes in the legal and business environment, that the Lessor may unilaterally change and amend the General Terms and Conditions, the Manual and the Price List in the scope and in the manner stipulated herein, in particular with regard to provisions concerning: the rent and other costs, access to the Deposit Box, liability and insurance, and opening and closing of the Deposit Box. The Lessor is obliged to notify the Lessee of any change at least 30 days before it becomes effective, by means of an e-mail message or by other suitable means. The Lessee may, in case he disagrees with a change of the General Terms and Conditions, the Manual and the Price List, reject the change and, on this basis, terminate the Agreement by written notice. In such a case, the Lessee is obliged to deliver the notice of termination to the Lessor not later than 10 days prior to the date of expiry of the current General Terms and Conditions, the Manual or the Price List. The notice period shall commence on the date following the date of delivery of the notice to the Lessor. The notice period expires as of the date of expiry of the General Terms and Conditions, the Manual or the Price List, where the Lessee is obliged to pay all outstanding amounts to the Lessor by that date. If the Lessee delivers his notice of termination to the Lessor in due time, he may withdraw the notice at any time during the notice period (before its expiry). If the Lessee does not terminate the contractual relationship in the above manner, the new wording of the General Terms and Conditions, the Manual or the Price List becomes binding on him as of the date of effect of these changes.
- 11) By execution hereof, the Lessee authorises the Lessor to process the Lessee's personal data for its own uses. The Lessor is the data controller in the sense of the Personal Data Protection Act. Personal data administration is regulated by the General Terms and Conditions. The Lessee acknowledges that the Lessor may, in the sense of the of the relevant provisions of Act No. 253/2008 Coll., make copies of and extracts from the documents submitted by the Lessee and process the information thus obtained to achieve the purpose of the aforementioned Act.
- 12) The Parties jointly declare that this Agreement expresses their free and genuine will, that they have read its content and agree with it without any reservations, and that the Agreement is not executed under conditions strikingly unfavourable to any of the Parties.

13) The Agreement shall enter into effect as of the date when the Lessee pays the rent and the security deposit under Article II hereof.

In Prague, on ...

.....  
The Lessor

.....  
The Lessee