

Federal State Budgetary Educational Institution of Higher Education "Saint Petersburg State University", hereinafter referred to as the University or SPBU, on the one hand, and Mr. (Ms.) _____, hereinafter referred to as the Lessee, on the other hand, have entered into this present Agreement as follows:

1. SUBJECT MATTER OF AGREEMENT

- 1.1 In accordance herewith, the University shall commit to provide the Lessee with living premises for temporary use at a certain fee in dormitory No. ___ in unit/room No. ___ located at the address: 15, korp. 1, ul. Khalturina, Peterhof, St. Petersburg, under University's management, for temporary living during the period of studies, and the Lessee shall commit to use the living premises as intended and timely pay for using the living premises and for mandatory services. The living premises have enough room to accommodate two students.
- 1.2 The Lessee grants the University a permission to lodge third parties — University students — to the living premises specified in clause 1.1 hereof in accordance with the Russian Federation legislation requirements for living area norms — 6 square meters per person.
- 1.3 The Lessee grants the University a consent to voluntarily move to other living premises in the cases provided for herein, as well as in the cases stipulated by the Russian Federation legislation.
- 1.4 Accommodation is provided to the Lessee in relation to their studying at SPBU.
- 1.5 Additional services are rendered to the Lessee based on additional agreements concluded between the University and the Lessee. Additional agreements hereto shall be its integral part.

2. UNIVERSITY'S RIGHTS AND OBLIGATIONS

2.1 The University shall:

- 2.1.1 According to an acceptance certificate, transfer a free from third party rights and suitable for living accommodation to the Lessee; the accommodation shall meet fire safety, sanitary, ecological and other requirements.
- 2.1.2 Participate in proper maintenance and repair of common property in the dormitory where the leased hereunder living premises are.
- 2.1.3 Carry out overhaul and emergency repair of the living premises and promptly eliminate faults in sewage, power supply, gas supply and water supply systems.
- 2.1.4 Provide the Lessee with another accommodation in University dormitories during overhaul at the living premises, as well as in the cases of emergencies (when repairs cannot be done without moving the Lessee).
- 2.1.5 Take active participation in timely preparation of the dormitory, sanitary and other facilities located in it for winter operation.
- 2.1.6 Provide the Lessee with public utilities.
- 2.1.7 Provide the Lessee with furniture, equipment and bedding for personal use based on separate agreements concluded between the University and the Lessee.
- 2.1.8 Issue a personal e-mail address to the Lessee where information and notifications on the issues regarding the execution hereof shall be sent, as well as information regarding living in a University dormitory.
- 2.1.9 Organize an access system to the campus and dormitories.
- 2.1.10 For the duration of this Agreement, provide the Lessee with a magnet card — a permanent pass to enter the SPBU dormitory territory.
- 2.1.11 Provide storage (if the Lessee so desires) for personal items in a storage room based on an additional agreement on providing the corresponding services. The University shall not be liable for the safety of Lessee's items, documents and money not put into storage.
- 2.1.12 When the Lessee is moving in, familiarise them with the rules and obligations established by the University Charter, Rules of Stay, moving-in, moving and moving-out of students at SPBU dormitories, safety and fire safety rules, as well as University orders on setting the amount of rent for living in University dormitories.

2.2 The University has a right to:

- 2.2.1 Demand from the Lessee maintenance repair of the living premises.
- 2.2.2 Based on the set at the corresponding University dormitory inspection schedule, demand that its employees or authorised persons be allowed inside the living premises to inspect its technical and sanitary state, sanitary and other facilities located inside in order to control the execution hereof, check the safekeeping of the property, carry out necessary preventive, repair or other works, in the case of Agreement termination, and to eliminate emergencies — at any time.
- 2.2.3 Lodge third parties — University students — to the living premises specified in clause 1.1 hereof in accordance with the Russian Federation legislation requirements for living area norms — 6 square meters per person.
- 2.2.4 In the case if the Lessee does not use the living premises as intended, or does not appear at the living premises for 30 days during 6 months, unilaterally move the Lessee to other living premises, notifying the Lessee 14 days prior to moving them. The Lessee, having received a notification on moving them, shall vacate the living premises within 5 days of the moving date.
- 2.2.5 If the Lessee does not voluntarily carry out maintenance repair of the living premises, send a corresponding notification to the Lessee on the need to carry out maintenance repair, setting the terms for maintenance repair, and if the Lessee does not carry out maintenance repair within the specified term, carry out the repairs using their own resources but at the Lessee's expense. If third parties — University students — were lodged in the living premises besides the Lessee, the University may, in accordance with Article 322 of the Russian Federation Civil Code, allocate the maintenance repair expenses to anyone lodging in the living premises in full or divide them equally among all those lodging in the living premises.
- 2.2.6 In the case if the Lessee, when vacating the living premises, hands them over in a worse state that was documented in the acceptance certificate specified in clause 3.1.1 hereof, with the exception of cases of normal wear, carry out the repairs using their own resources but at the Lessee's expense. If third parties — University students — were lodged in the living premises besides the Lessee, the University may, in accordance with Article 322 of the Russian Federation Civil Code, allocate the maintenance repair expenses to anyone lodging in the living premises in full or divide them equally among all those lodging in the living premises.
- 2.2.7 In the case if the Lessee untimely pays the rent for the living premises and public utilities, publish on the University web-site information on Lessee's debts in a corresponding section. The specified information shall be considered by the University when taking decisions:
 - 2.2.7.1 On sending the Lessee to participate in practical training, conferences, academic competitions, seminars, round tables, sporting competitions and other similar events (including abroad);
 - 2.2.7.2 When recommending the Lessee as an award counterpart in the areas of science and engineering, education, culture, literature, art and mass media, to receive increased educational allowance, scholarships allocated by legal entities or individuals, University awards.
- 2.2.8 Freeze the magnet card (permanent pass), when:
 - 2.2.8.1 This present Agreement is terminated, including due to its expiration;
 - 2.2.8.2 The Lessee hands over their magnet card (permanent pass) to third parties for them to enter.

3. LESSEE'S RIGHTS AND OBLIGATIONS

3.1 The Lessee shall:

- 3.1.1 Accept the living premises from the University according to an acceptance certificate. The current state of the living premises shall be specified in the certificate.
- 3.1.2 Comply with the rules of using living premises, use them as intended.
- 3.1.3 Ensure safe-keeping and integrity of the living premises, carry out living premises maintenance repairs, as well as keep the living premises, common property in the dormitory and amenities clean and tidy, maintain the living premises, sanitary and other facilities located inside in good repair, ensure their safety, consume water and electricity responsibly. When detecting some defect in the living premises, sanitary and other facilities located inside, immediately take possible measures to eliminate it, and if necessary report it to the University.
- 3.1.4 Comply with the University Charter, University Internal Rules of Conduct, Regulation on SPBU Campus, Rules of stay, moving-in, moving and moving-out of students at SPBU campus dormitories, Regulation on SPBU Access Control Arrangements, Safety and fire safety rules, as well as ensure that Lessee's guests comply with the abovementioned regulations.
- 3.1.5 When moving into the dormitory, provide — and after that provide it annually — to the University a medical report on undergoing medical examination and fluorography examination.
- 3.1.6 Timely and fully pay for the living premises and public utilities according to the established procedure, in the amount stipulated in

the Russian Federation legislation, SPBU orders and this present Agreement.

3.1.7 Pay for Lessee's guests living in the premises and consuming public utilities as per tariffs set in SPBU orders.

3.1.8 At the request of the University, move to other living premises provided by the University in the case of overhaul, maintenance or emergency repairs, refurbishment of living spaces in the dormitory, dormitory reconstruction.

3.1.9 In the case of losing a swipe card received to enter the University territory and dormitory, pay through the University cash office the sum necessary to obtain a new swipe card for the Lessee.

3.1.10 When repudiating or terminating this present Agreement, no later than within 7 (seven) days vacate the living premises, and hand them over to the University in good condition per an acceptance certificate, along with all furniture, equipment and facilities located in it, pay off the debt for using the living premises and public utilities. The Lessee shall hand over the living premises in the same condition they accepted them according to an acceptance certificate, as well as reimburse all University expenses for carrying out maintenance repairs in the living premises if the University carried out such works. If the Lessee fails to vacate the living premises, they shall pay for using them starting on day 8 till actually vacating it, as per different (higher) tariffs set in local University acts.

3.1.11 Within the timeframe pre-agreed upon by the parties to this present Agreement, let University employees or authorised persons, public oversight and monitoring authority representatives enter the living premises to inspect their technical and sanitary state, sanitary and other facilities located inside in order to carry out necessary repair works, in the case of Agreement termination, and to eliminate emergencies — at any time.

3.1.12 Inform the University about any changes in the basis and conditions that give the Lessee the right to use the living premises, no later than 1 working day after such change may occur.

3.1.13 Bear responsibility to the University for actions of those living with the Lessee, as well as Lessee's guests.

3.1.14 Within three days as of signing or terminating this present Agreement, provide the University with the documents required to register the Lessee or remove them from the register at the Passport and Visa Service.

3.1.15 Reimburse damage caused to the living premises and University's movable property, in full.

3.1.16 Report of the cases of non-living in the living premises of third parties — University students — who were lodged by the University in accordance with clause 2.2.3 hereof.

3.1.17 In the case of losing a swipe card received to enter the University territory and dormitory, pay through the University cash office the cost of a new swipe card, so that it could be obtained for the Lessee.

3.1.18 Transfer to the University's business account the sum of collateral for obligations hereunder in the amount of two-month rent within five days after concluding the Agreement.

3.2 The Lessee has a right to:

3.2.1 Use dormitory common property.

3.2.2 Use the living premises and public utilities.

3.3 The Lessee shall not:

3.3.1 Lodge third parties in the living premises.

3.3.2 Smoke in rooms/units, common corridors, lifts, as well as drink alcoholic beverages, use narcotic drugs, toxic substances, be in the dormitory under the influence of alcohol, drugs, toxicants or similar substances.

3.3.3 Carry out remodeling or replanning works without permission.

3.3.4 Let unauthorised persons stay the night. Should the Lessee violate this present clause, they shall pay a penalty in the double amount of the tariff for guests other than close relatives invited by SPBU dormitory Lessees staying in the dormitory.

3.3.5 Move furniture and equipment between rooms without permission.

3.3.6 Store and distribute narcotic drugs, toxic and highly toxic substances, flammable and explosive substances, other things excluded from turnover.

3.3.7 Move from one room/unit to another without permission.

3.3.8 Have animals in rooms/units without the University's approval.

3.3.9 Park vehicles not belonging to the University on University premises, including next to the dormitory where the Lessee lives, without the University's approval. In addition to the above, the Lessee may only park one vehicle on University premises.

3.3.10 Perform actions on University territory that might cause disciplinary action, lead to material, civil, administrative, criminal liability.

3.4 In the case of discovering damage to the living premises or University's movable property located inside, the University may, at their own discretion, demand compensation of damage from the Lessee in full. If third parties — University students — were lodged in the living premises besides the Lessee, the University may, in accordance with Article 322 of the Russian Federation Civil Code, demand compensation of damage from the Lessee in full or in the amount calculated proportionally to the number of inhabitants in the living premises.

4. AGREEMENT PAYMENTS

4.1 The amount of payment for using the living premises and mandatory services is set in local University acts.

4.2 The Lessee shall pay for using the living premises in the amount set in the Russian Federation legislation and local University acts.

4.3 The payment for using the living premises and public utilities is made from an individual card account through automatic non-cash writing off the money. The Lessor shall open a card account for the Lessee. Before the tenth of each month, the Lessee shall ensure enough monetary funds on their card account necessary to fulfill their obligations hereunder, as well as compensate for the damages caused by the Lessee to the living premises and other University property. The money is automatically written off from the card account on the tenth of each month.

4.4 In the case of failure to pay within the established term, the Lessee shall pay a penalty to the University in the amount set in the Russian Federation Housing Code, which does not free the Lessee from paying the payments due.

4.5 Lessee's obligation to pay for the living premises and services rendered arises on the date of concluding this present Agreement.

5. AGREEMENT VALIDITY TERM, AMENDMENTS AND AGREEMENT TERMINATION

5.1 This present Agreement shall be valid from February 4, 2019 till July 25, 2020.

5.2 Any amendments and additions shall be made to the Agreement on approval by the Parties, with the exception of the cases stipulated in this Agreement. The University may send official notifications regarding the execution hereof (incl. on unilateral amendments made to the terms and conditions hereof) to the Lessee's individual e-mail address issued to them as per clause 2.1.8 hereof.

5.3 The Agreement is subject to change in the case a new law is adopted that establishes mandatory for the parties rules that differ from those active at the moment of signing this present Agreement, or in the case the Russian Federation Government approves a standard lease agreement for dormitories in order to bring this present Agreement in line with the standard one.

5.4 This present Agreement may be terminated upon Parties' approval at any moment.

5.5 The Lessee may terminate this present Agreement at any time by sending a written notification to the University. This present Agreement shall be considered cancelled from the date when the University receives a written notification from the Lessee.

5.6 When the Lessee and the members of their family move to another place, the Agreement shall be considered cancelled from the date they move. The Lessee and the members of their family shall be deemed as having moved if they are not present at the living premises for over 30 calendar days in a row, with the exception of cases when the Lessee is on a trip, vacation, undergoes treatment at an establishment rendering medical services.

5.7 As per University's request, this present Agreement may be terminated in a court of law in the following cases:

5.7.1 The Lessee uses the living premises not as intended;

5.7.2 The Lessee or other people for whose actions they are responsible destroy or damage the living premises;

5.7.3 The rights and lawful interests of the neighbours are systematically breached, which makes co-residence in the same living premises impossible;

5.7.4 The Lessee fails to pay for the living premises and mandatory services for over 6 months;

5.7.5 The Lessee blatantly violates other obligations stipulated in clause 3 hereof;

5.7.6 The Lessee violates clause 3 sub-clause 3.3.1 hereof;

5.7.7 The Lessee provides intentionally false information regarding their needing living premises at the dormitory.

5.8 This Present Agreement shall be terminated in the case the Lessee is expelled from the University, including if they complete their studies.

5.9 The amount of collateral for obligations per the lease contract paid by the Lessee as per clause 3.1.18 hereof shall be repaid to the Lessee when cancelling or terminating this present Agreement less the amount required to repay the Lessee's debt for services rendered hereunder.

6. MISCELLANEOUS

6.1 Any disputes that may arise between the parties hereto shall be settled in district courts or by justices of peace at the University domicile in accordance with the jurisdiction legislation.

6.2 This present Agreement shall be made in two copies, one for the University and one for the Lessee.

6.3 The Agreement shall come into effect from the date of its signing.

7. PARTIES' DETAILS

Federal State Budgetary Educational Institution Of Higher Education "Saint Petersburg State University" (abbreviated name: SPBU) 7/9, Universitetskaya nab., St. Petersburg, 199034 TIN 7801002274 KPP 780101001 OGRN 1037800006089 OKPO 02068516 OKTMO 40307000 OKVED 85.22 Banking Details: Business account 20726Y03820 at FTD in Saint Petersburg Federal Treasury Body Details: Current account 40501810300002000001 North-Western Main Branch of the Central Bank of the Russian Federation BIC 044030001	Name: _____ Date of Birth: . Passport: Registered: Category: SPBU student
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UNIVERSITY

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LESSEE
