

RENTAL AGREEMENT

I. Parties

The parties to this Agreement are **Mathias Pflaum, BA**, hereinafter called "Landlord," and

Julia Pflaum,

Date of birth: **05.10.1980**

Passport N°.: **000000000**

hereinafter called "Tenant." If Landlord is the agent of the owner of said property, the owner's name and address is:

Mrs. Michael Müller

Königsplatz 10

1000 Wien

II. Property

Landlord hereby lets the following property to Tenant for the term of this Agreement: (a) the real property known as:

Indigunstr. 17, 17. U. Stock, Door 5 in 1000 Vienna and (b) the following furniture and appliances on said property: **1 room, 1 hallway, 1 kitchenette and 1 bathroom (incl. washing machine)**. The entire flat is furnished. The corresponding cellar is included in the rental agreement. The entire floor space amounts to **40 m²**. The tenant will be provided with **2 keys**.

III. Term

This agreement shall run: for the period of **September 1, 2011 to January 31, 2012**.

IV. Rent

The monthly rental for said property shall be € **1000** due and payable shall be transferred to the landlord's bank account on the 1. day of each month.

V. Deposits

Tenant will pay the following deposit:

€ **1000** to **Mathias Pflaum, BA**

This amount will be refunded within thirty days following the termination of the tenancy; unpaid rent, charges for damages beyond normal wear and tear, and costs for reasonable cleaning may be deducted.

In Addition It Is Agreed:

1. Tenants shall not lease, sublease, or assign the premises without the prior written consent of the Landlord (but this consent shall not be withheld unreasonably).
2. Landlord may enter the premises at reasonable times for the purposes of inspection, maintenance, or repair, and to show the premises to buyers or prospective tenants. In *all* instances, except those of emergency or abandonment, the Landlord shall give Tenant reasonable notice (at least one day) prior to such entry.

3. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.

4. Landlord agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the building. Tenant further agrees not to maintain a public nuisance and not to conduct business or commercial activities on the premises.

5. Tenant shall, upon termination of this Agreement, vacate and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond the Tenant's control.

6. In a dispute between the Landlord and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.

VI. Additional Terms:


We, the undersigned, agree to this Rental Agreement:

Landlord: Tenant:



Signature
JUNE 5, 2011

Date



Signature

Date