

**Contract**

Futurebox desktop space agreement

between

**Startup IVS**

C/o Skylab

Diplomvej 373 A

2800 Kgs. Lyngby

CVR-no. 40175806

(hereinafter called tenant)

and

**DTU Science Park a / s**

Venlighedsvej 10

2970 Hørsholm

CVR-no. 27546439

(hereinafter referred to as Landlord or DTU Science Park)

With appendices:

Appendix 1: The company's application to Futurebox

Appendix 2: Guidelines for Disposal of Day Waste

Appendix 3: Plant drawings of FutureBox

Appendix 4: Applicable guidelines for using and accessing the Futurebox Workshop.

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## **§ 1 - Introduction and introduction to Futurebox**

Futurebox is a co-working space that supports hardware and technology startups in their development. To accelerate and optimize this development, Futurebox creates a framework for a network of exchange of experience, sparring, insight and learning. It is crucial that the tenants in Futurebox are actively involved in this environment, and each contributes dialogue, pitch, sparring and other things that attract relevant partners and thus contribute to an active development environment.

Futurebox is a dynamic and ambitious development environment where startups with unique business concepts and with strong momentum and great business potential get access to special services and services. Therefore, the tenant agrees that Futurebox continuously monitors the progress of the project and the business, according to appendix 1. Tenant also agrees to share data on the company's development so that Futurebox can accumulate this data and use it anonymously turn this material into different contexts.

Futurebox's architecture and décor is unique and in itself creates the framework for an open and innovative development environment. The device is designed so that it supporting this environment. Tenants are therefore provided with a desk, office chair, closet, desk and lamp and as a rule the tenant cannot furnish premises self.

In addition to participating in Futurebox events, tenants can participate in other DTU Science Park's knowledge and networking events, e.g. network breakfast, go-home meetings, etc.

This agreement was made on the basis of the tenant's application, which rents in Futurebox (Appendix 1) and the landlord's ex-post evaluation.

## **§ 2 - The leased**

The rental is located in the Futurebox at Elektrovej 331, 2800 Kgs. Lyngby and constitutes 4 fixed desk spaces as well as 1 flex desk space, as marked on Appendix 3 or according to the instructions of the landlord.

The rent includes coffee / tea, water, heat, electricity, regular daily cleaning, renovation and internet. Reservations are made for the usual and reasonable spending.

In addition, access to the workshop / Futurebox Workshop is included, as well as print consumption, both on paper and in 3D, to a reasonable extent (consumption log).

The use of common facilities and areas and equipment must be done at all times under the same rules and guidelines (Appendix 4), as well as the "Workshop Guideline". The mailing address for Futurebox is Diplomvej 381, 2800 Kgs. Lyngby, where mail can be picked up at DTU Science Park's joint reception.

The landlord has the right to rent out project workplaces in Futurebox to companies in the same industry or related industry as tenants.

Tenant understands that during the rental period the landlord can move the tenant's assigned rent spaces also to another room in FutureBox, to ensure an appropriate tenant / project composition or overall floor plan.

In the event that the tenant's business / project does not have the expected momentum, the landlord suggests moving the project to other premises in the house and / or to other tenants in DTU Science Park.

If the tenant chooses to rent all seats in the specific room, the right to lock the door to the bearings.

### **§ 3 - Entry into force, termination and delivery**

The contract comes into force with effect from 15 June 2019.

Both parties have the right to terminate the agreement 2 months in advance during the rental period end written notice for the 1st of the month.

At the end of the contract, the rented property must be delivered cleaned and cleaned no later than at 12.00 on the last weekday before the 1st of the following month. On delivery all keys and passwords must be handed in.

### **§ 4 - Rent, regulation and VAT**

The agreed rent at the entry into force of the contract is agreed DKK 11,787.50 per. month, to maturity on the 1st weekday of the month. The benefit is calculated as follows:

4	Fixed seats of DKK 2,562.50	kr.	10,250.00
1	Fixed space of DKK 1,537.50	kr.	1,537.50
<b>Total</b>		<b>kr.</b>	<b>11,787.50</b>

Renter undertakes to register the rental charge with PaymentService with a minimum of the other is agreed directly with the landlord.

The rent is adjusted once a year, without special notice, following developments in Denmark Statistics net price index (2015 = 100), but at least 2.5%. The regulation is done every year until January 1, based on the percentage change in the net price index per. on October 1, the year before. The first regulation is made on 1 January 2020 on the basis of the holding between the net price index per on October 1, 2018 and the net price index per share on October 1, 2019.

The annual rent adjustment can be calculated according to the following formula:

$$\frac{\text{Current rent} \times \text{new index}}{\text{old index}} = \text{new year rent}$$

If Statistics Denmark ceases to calculate the net price index, the parties agree the new and corresponding annual regulation. If the parties cannot reach agreement, can agreement is terminated by both parties with the termination notice agreed in § 3. Price adjustment or percentage adjustment should not be notified. All services in the contract are subject to VAT.

### § 5 - Deposit

For the security of all of the Tenant's obligations under this Agreement treaty, including obligations on relocation, etc. the renter pays a deposit of kr. 0.00 excl. VAT. Deposit will be negotiated again until January 2020. Deposit must at all times equal to 2 months rent at current rental level and is regulated each year until the January charge. Deposit is not subject to interests. Deposit is refunded to tenant when tenant is vacated and any deductions for repair, damage, lost keys, access cards, etc. are calculated.

## **Section 6 - Operation and insurance**

DTU Science Park assumes no responsibility for transient disturbances in supply water, heat, electricity, internet, renovation and the like, but have a duty to do without unnecessary cessation to remedy operational disruptions involving landlords maintenance obligation.

The landlord provides insurance against building fire and other building damage. The expense for this is included in the rent. The insurance does not cover the tenant's operating losses. If the lease is destroyed by fire or other accident, thereby the tenant's use of the premises impossible, the lease expires without compensation or other compensation. The landlord has no obligation to offer the tenant to rent other premises the property and is also not obliged to offer renter premises in the property, if such premises are rebuilt or redeveloped.

The room is intended for several jobs, which is why the landlord is giving up everything liability in connection with theft or damage to equipment or other related tenant. Insurance of tenant's movable property, interior decoration, etc. is the landlord unauthorized.

## **Section 7 - Signatures**

The contract is signed electronically via Penneo. Tenant undertakes to write cf. company drawing rules.