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| ***UGOVOR O ZAKUPU***  Zaključen u Beogradu, dana 01.11.2023 između:  **1. Имя хозяина** JMBG: **JMBG хозяина** Prebivalište: **Прописка хозяина** (u daljem tekstu: **Zakupodavac**) i  **2. Имя вашего юр лица MBR:  ФИО** državljanin Ruske Federacije, pasoš: P RUS **Номер паспорта** (u daljem tekstu: **Zakupac**)  Ugovorne strane sporazumele su se u sledećem:  1. Zakupodavac daje a zakupac prima u zakup deo stana br. **Номер квартиры** ovršine 5m2, koji se nalazi u **Адрес**  2. Zakup teče od dana registracije preduzetnika.  3. Zakupac će zakupljeni prostor koristiti za obavljanje svoje poslovne delatnosti, I ima pravo da tu registruje adresu sedišta preduzetnika.  4. Zakupac ne može zakupljeni prostor ili njegov deo dati drugome u podzakup.  5. Ugovor se zaključuje na određeno vreme – 1 godina, sa mogućnošću produženja u skladu sa zakonom.  6. Ugovor o zakupu prestaje: otkazom ugovora o zakupu bilo koje ugovorne stranesa otkaznim rokom od 30 dana.  7. Ugovor o zakupu prestaje i kad zakupac prestane da obavlja delatnost označenu u čl. 3. ovog ugovora.  8. Zakupac je obavezan da plati kiriju u iznosu od 20 evra NETO za period od 01.11.2023 do 31.12.2023 (datum oplate 31.12.2023) i 80 evra NETO za period od 01.011.2024 do 31.12.2024 (datum oplate 31.01.2024) u dinarima kontravrednosti po srednjem kursu NBS na dan sklapanja ovog ugovora, za upotrebu predmeta zakupa od Art. 1. Ovog ugovora.  9. Zakupac nema pravo vršiti bilo kakve prepravke ili adaptacije predmeta zakupa bez pismene saglasnosti zakupodavca.  10. Konstatuje se da sve stvari koje se nalaze u predmetu zakupa (nameštaj, tehnika) pripadaju zakupodavcu.  11. Po prestanku zakupa, zakupac je dužan predati zakupodavcu predmet zakupa u stanju u kome ga je primio, uzimajući pri tome u obzir promene do kojih je došlo usled redovne upotrebe predmeta zakupa i uređaja u njoj, što se utvrđuje posebnim zapisnikom koji će se na dan ispražnjenja predmeta zakupa sačiniti, a koji će obe ugovorne strane potpisati, kao i da po prestanku zakupa prenese registrovanu adresu preduzetnika sa predmetne adrese, u roku od 10 dana od dana prestanka zakupa.  12. Preduzetnik se obavezuje da će plaćati porez na zakup, u skladu sa zakonom.  13. Zakupac se obavezuje da se po prestanku obavljanja registrovane delatnosti iseli.  14. Na sva pitanja koja nisu uređena ovim ugovorom, primenjivaće se odredbe Zakona o obligacionim odnosima i drugih odgovarajućih propisa.  Ovaj ugovor je sačinjen u 2 istovetna primerka, od kojih je jedan za zakupodavca, a jedan za zakupca.  **Ugovorne strane:**  1.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | ***LEASE CONTRACT***  Concluded in Belgrade, on 01.11.2023 between:  **1.** personal number:  Residence:  (hereinafter referred to as: **The Lessor**) and  **2.  MBR:  \_\_** citizen of the Russian Federation, passport: P RUS \_\_ (hereinafter referred to as: **The Lessee**)  The contracting parties have agreed to the following:  1. The lessor is leasing and the lessee leases part of of the apartment no. \_\_ . 5 square meters, which is located in \_\_  2. The lease runs from the date of registration of the entrepreneur.  3. The lessee will use the leased space to preform his business activity, and has the right to register headquarters of the entrepreneur.  4. The lessee may not sublease the leased space or part of it to another.  5. The lease contract shall be concluded for 1 year, with possibility to be extended all in accordance with the law.  6. The lease contract terminates: termination o the lease contract by any contracting party with a notice period of 30 days.  7. The lease agreement also terminates when the lessee ceases to preform the activity specified in art. 3. of this contract.  8. The lessee is obliged to pays the rent in the amount of 20 EUR NETO for the period 01.11.2023 – 31.12.2023 (payment date 31.12.2023) 80 EUR NETO for the period 01.01.2024 – 31.12.2024 (payment date 31.01.2024) in dinars contravalue at the middle exchange rate of the NBS on the day of conclusion of this contract, for the use the subject of the lease from Art. 1. of this contract.  9. The lessee has not the right to rearrange or to adapt the subject of the lease without written permission of the lessor.  10. It is stated that all items in the subject of the lease (furniture, appliances) belong to the lessor.  11. Upon the termination of the lease, the lessee is obliged to hand over to the lessor the subject of the lease in the condition in which he received them, taking into account the changes that occurred due to regular use of the leased object and devices in it, which is determined with the protocol which will be made on the day of emptying the subject of the lease, and which will be signed by both contracting parties, as well as to change the register address of the entrepreneur from the subject address after the termination of the lease, in a period of 10 days from the day of the termination of the lease.  12. Entrepreneur undertakes to pay rent tax, in accordance with the law.  13. Upon the termination of the lease, the lessee is obliged to move out after thecessation of registered activity.  14. The rights and obligations which are not regulated by this agreement, shall apply to the Law of Obligations and other corresponding regulations of the Republic of Serbia.  This agreement is made in 2 equal copies, 1 copy for the lessor and 1 copy for the lessee.  **Contracting parties:**  1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |