

CONTRACT FOR MAINTENANCE

This Contract has been signed today Between:

1. **“VIYANA”Ltd.** – Bourgas, represented by Stoyan Stoyanov Kostov, registered address of business – City of Bourgas,
3, “Khan Asparuh”Street, Phone: 056/840627, 056/841465,
Fax: 056/846074, Hereinafter "CONTRACTOR" and

1.
.....

passport:
address:
e-mail:
telephone №:

Hereinafter "COMMISSIONER".

Have agreed as follows:

I. SUBJECT OF THE CONTRACT

1. The Commissioner has entrusted and the Contractor has agreed to manage the facility: Apartment in holiday village "VIYANA", municipality Nessebar, in order to establish normal conditions for use and the safeguarding of the same facility.

II. RIGHTS AND OBLIGATIONS OF THE CONTRACTOR

1. The Contractor undertakes to perform the entire management of the subject facility including:
 - To provide for the security of the facility through the establishment of a controlled regime for admission;
 - To Maintain the outdoor communications (electrical, water and sewer) and perform any repair activities that relate to them;
 - To Maintain the outdoor equipments
 - To maintain the swimming pool
 - To maintain the site of the holiday village in a clean and tidy state, as well as the parking area and car garages (excluding the collection and removal of waste which is the sole responsibility of the municipality companies);
 - To maintain the green sites of the subject village;
 - The Contractor undertakes to inform the Commissioners immediately, in case of accident inside their apartment such as flooding and other accidents of a similar nature.
2. The collection of fees shall be performed by an authorized representative of the individual owners, who shall have collected the fees from them in advance.
3. In case that the fees agreed on have not been paid, the Contractor shall be entitled to terminate this Contract.

III. RIGHTS AND OBLIGATIONS OF THE COMMISSIONER

1. The Commissioner shall be entitled:
 - To require the good managing of the site;
 - To require the necessary support on behalf of the Contractor in the elimination of all and any damages on the Contractor's property
2. The Commissioner shall pay the fees required to be paid as per Article IV.
3. The Commissioner shall comply with the specified safeguarding and security arrangements of the site.

IV. FEES AND PAYMENTS

1. The Commissioner shall pay an annual fee of 10 Euro /ten euro/ per square meter which totalseuro per calendar year starting from 1st of June of one year to the 1st of July of the next year. This fee does not apply for garage and parking space. This fee shall include all and any tools and consumable materials for the service provided.

The subject fee shall be paid on a regular basis at the beginning of each calendar year!

2. Additional payments shall be made for electric power and water consumption and repairs performed (accounted against presentation of invoices) after the expiry of the warrantee periods.

3 Any payments due to be made shall be proved by the Contractor via presentation of invoices and other accounting documents within 1 month from the repair activity performed.

4. In case that a payment is delayed after the agreed due date, the Commissioner shall be liable to pay a penalty amounting to 1% for each day of delay.

NOTE:

The subject managing activity has been undertaken currently by “VIYANA”Ltd. – Bourgas, in order to provide safety and succession. There might be a negotiation with a company specialized in that business further on.

CONTRACTOR:

COMMISSIONER: