

**Rental Agreement between the parties Grym AB called
“the lessor” and the lessee called “the customer”.**

1. Price

The studio, equipment and or item/s are charged at the given cost in a contract between the parties excluding VAT per day and is counted as the given rental days. If the customer wants to rent the lessors studio, additional equipment and or item/s they are charged according to the agreement.

2. Delivery and return

The customer returns the studio, equipment and or item/s in functional, well-maintained condition and is also responsible for returning the studio, equipment and or item/s in the same condition.

3. Rental period

The rental period is counted from the date agreed upon in the contract between the lessor and customer, or another date agreed upon in writing by the parties. A preliminary booking that has not been confirmed 48 hours before the start of the rental day is not considered a booking and the rental company (lessor) has the right to rent the studio, equipment and or item/s and to another customer.

4. Rental calculation

A rental day starts at 09:00 and ends at 08:00 the following day unless otherwise agreed upon by the parties. Full rent is due every rental day during the rental period, the time of arrival or departure by the customer during the customers rental day will still charge the customer a full day. When rented by the week, a week is counted as four rental days; Saturdays and Sundays are count as one day together. If the customer does not return the studio, equipment and or item/s by the agreed-upon time on the last rental day, the rental company has the right to charge a late fee equivalent to double the cost of a rental day.

5. Responsibility

The customer is responsible for any loss or damage to the studio, equipment and or item/s from the beginning of the rental period until the studio, equipment and or item/s are approved for return by the lessor. The customer may not sublet the studio, equipment and item/s to anyone else or transfer their rights and obligations under this rental agreement to another person without a written agreement from the lessor. Upon return, the studio, equipment and or item/s should be in the same condition, with normal wear and tear taken into account and returned in functional, normal condition.

6. Insurance

The customer confirms that they have adequate insurance coverage for all possible circumstances.

7. Ownership

Ownership of the rented property belongs to the landlord and the lessor is responsible for the welfare and running of the studio. Ownership of rented equipment and or item/s belongs to the lessor. The customer only receives a limited, non-exclusive right of use of the studio, equipment and or item/s in the duration of this agreement.

8. Damages and Loss

During the time that the studio, equipment and or item/s are in the possession of the customer, that is, from the beginning of the rental period until the lessor has regained the studio, equipment and or item/s, the customer is responsible for the loss of property in the studio as well as damages, but not for what can be considered normal wear and tear. In case of loss of items/equipment or damage, the lessor shall immediately be notified. In case of theft, the customer shall report the incident to the police and provide the lessor with a copy of the police report. Damaged or missing equipment and or item/s will be charged until the property is repaired or returned, unless otherwise agreed. Damages or losses will be compensated according to the principle of replacement value. If the customer's insurance company deems that the damage was caused by negligence, ignorance or was intentional which does not cover the damages, the customer is responsible for paying the repair of the damaged equipment, item/s and studio. If the studio, equipment and or item/s are deemed by the lessor to be so damaged that repair is not possible, the customer shall bear all costs associated with the replacement of that particular equipment and or item.

9. Repairs

Repairs due to normal wear and tear shall be paid for by the lessor. Repairs for damages that cannot be attributed to normal wear and tear will be charged to the customer.

10. Payment Terms

Payment for the rented studio shall, unless otherwise agreed, be made within thirty days from the date of issuance of the invoice. If the rental order is canceled less than 24 hours before the start of the rental period, 50% of the rental amount will be charged unless specifically agreed

otherwise. Delay interest will be charged at the reference rate plus 10% of the rental amount after the due date. For each payment reminder sent, a statutory reminder fee will be charged. Value-added tax is added to the stated rental amounts and fees. The customer is responsible for additional costs for freight and all transport related to the delivery of equipment and item/s, as well as for all additional costs in the form of sub-rentals, transportation, and freight in connection with delayed return of equipment.

11. Price Changes

The lessor reserves the right to implement price changes that can be related to the general cost situation.

12. Contract Changes

Changes and additions to the agreement shall be made in writing.

13. Right of Termination for the lessor

The lessor has the right to immediately terminate the agreement if the customer is in arrears with payment for more than fifteen days or if the customer has been declared bankrupt, entered into composition proceedings, had property seized, suspended payments or is in such a state of insolvency that the purchase price, rent or other fees can reasonably be assumed not to be paid. The corresponding right of termination shall apply if the studio, equipment and or item/s is/are subjected to abnormal use or is neglected in such a way that there is a significant risk of depreciation, or if the customer otherwise disregards the provisions of this agreement and the breach is not of only minor importance to the lessor. Upon termination under this provision, the lessor is entitled to repossess the studio, equipment and or item/s at the customers expense.

14. Dispute

Disputes concerning claims for payment of invoiced rents and rent-related fees shall be tried in a general court and in the first instance in a district court. Proceedings for recovery of property through special execution shall be initiated at the Swedish Enforcement Authority (Kronofogdemyndighet).