

## OPŠTI USLOVI KORIŠĆENJA ZAKUPA

### UVODNE ODREDBE

Zakupodavac skladišnih kontejnera je privredno društvo ROYAL STORAGE doo Beograd, Svetozara Markovića 75a, koje je osnovano i posluje u skladu sa propisima Republike Srbije, matični br. 21347841, PIB: 110416168 (u daljem tekstu „Zakupodavac“).

Zakupodavac omogućava fizičkim i pravnim licima (u daljem tekstu „Zakupci“) da zakupe kontejnere na određenoj lokaciji, u obimu i pod uslovima utvrđenim relevantnim Ugovorom zaključenim između Zakupodavca i Zakupca preko internet stranice Zakupodavca.

### ***Predmet opštih uslova***

Ovim Opštim uslovima zakupa uređuju se prava i obaveze Zakupodavca i Zakupca povodom zakupa kontejnera koji su u svojini Zakupodavca, način i postupak zaključivanja ugovora o zakupu kontejnera (u daljem tekstu „Ugovor“), kao i prava i obaveze koje proizilaze iz ili su u vezi sa Ugovorom.

### DEFINICIJE

Za potrebe ovih Opštih uslova, sledeći termini (pored termina definisanih u tekstu ovih Opštih uslova) imaju sledeća značenja:

„GDPR“ označava Uredbu (EU) br. 2016/679 Evropskog parlamenta i Saveta od 27. aprila 2016. o zaštiti fizičkih lica u pogledu obrade ličnih podataka i o slobodnom kretanju takvih podataka i ukidanje Direktive 95/46/EC (Opšta uredba o zaštiti podataka o ličnosti);

Zakon o zaštiti podataka o ličnosti označava Zakon o zaštiti podataka o ličnosti ("Sl. glasnik RS", br. 87/2018)

„Zakon“ označava Zakon o obligacionim odnosima ("Sl. list SFRJ", br. 29/78, 39/85, 45/89 - odluka USJ i 57/89, "Sl. list SRJ", br. 31/93, "Sl. list SCG", br. 1/2003 - Ustavna povelja i "Sl. glasnik RS", br. 18/2020);

„Predmet zakupa“ označava kontejner za skladištenje naveden u Ugovoru zaključenom preko internet stranice; [www.royalstorage.rs](http://www.royalstorage.rs)

## GENERAL CONDITIONS OF LEASE

### INTRODUCTORY PROVISIONS

The lessor of the storage containers is the company ROYAL STORAGE doo Belgrade, Svetozara Markovića 75a, which was established and operates in accordance with the regulations of the Republic of Serbia, registration no. 21347841, PIB: 110416168 (hereinafter referred to as "Lessor").

The Lessor enables natural and legal persons (hereinafter referred to as "Lessees") to lease containers at a specific location, in the scope and under the conditions determined by the relevant Agreement concluded between the Lessor and the Lessee via the Lessor's website.

### ***Subject to general conditions***

These General Conditions of Lease regulate the rights and obligations of the Lessor and Lessee regarding the lease of containers owned by the Lessor, the manner and procedure of concluding a contract for the lease of containers (hereinafter referred to as the "Agreement"), as well as the rights and obligations arising from or related to with the Contract.

### DEFINITIONS

For the purposes of these General Conditions, the following terms (in addition to the terms defined in the text of these General Conditions) have the following meanings:

"GDPR" means Regulation (EU) no. 2016/679 of the European Parliament and the Council of April 27, 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data and the repeal of Directive 95/46/EC (General Regulation on the Protection of Personal Data);

Personal Data Protection Law means the Personal Data Protection Law ("Official Gazette of RS", No. 87/2018)

"Law" means the Law on Obligations ("Official Gazette of the SFRY", no. 29/78, 39/85, 45/89 - decision of the Supreme Court of Justice and 57/89, "Official Gazette of the SFRY", no. 31/93, "Official Gazette of SC", No. 1/2003 - Constitutional Charter and "Official Gazette of RS", No. 18/2020);

"Subject of Lease" means the storage container specified in the Agreement concluded via the website; [www.royalstorage.rs](http://www.royalstorage.rs)

## UGOVOR

**Zaključivanje ugovora** - Ugovor se zaključuje putem odgovarajućeg obrasca dostupnog na internet stranici Zakupodavca. Na internet stranici zakupodavca prikazani su raspoloživi kontejneri, cene zakupa i moguće trajanje zakupa. Zakupac na internet stranici bira raspoloživ predmet zakupa za čiji je zakup zainteresovan, opredeljuje trajanje zakupa i saglašava se sa cenom zakupa i pripadajućim troškovima. Kako bi Zakupac bio u mogućnosti da koristi usluge Zakupodavca, najpre je potrebno da se registruje i napravi sopstveni korisnički nalog putem internet stranice Zakupodavca [www.royalstorage.rs](http://www.royalstorage.rs). Zakupodavac prilikom registracije zadržava pravo da u svrhu zaključenja ugovora prikuplja određene lične podatke kao i informacije o validnom načinu plaćanja usluga. Zakupac je u obavezi da vodi računa o tome da za vreme korišćenja korisničkog naloga njegovi registrovani podaci budu tačni, aktuelni i potpuni. Zakupac je isključivo odgovoran za sve lične podatke koje dostavi Zakupodavcu u toku procesa registracije. Zakupodavac je dužan da unese sve potrebne podatke prema odgovarajućem obrascu, a naročito svoje identifikacione podatke, prebivalište, adresu e-pošte i broj telefona i da potvrdi njihovu tačnost. Zakupac je prilikom kreiranja korisničkog naloga dužan da navede informacije o validnom načinu plaćanja, odnosno podatke sa svoje platne kartice koju će koristiti za plaćanje usluga zakupnine i troškova zakupa. Nakon što je napravio korisnički nalog potrebno je da Zakupac verifikujete svoju imejl adresu praćenjem linka koji mu je na istu imejl adresu stigao, nakon čega će njegov korisnički nalog biti aktiviran. Uporedo sa registracijom korisničkog naloga pritiskom na dugme prihvatam, Zakupac potvrđuje svoju izričitu saglasnost sa ovim Opštim uslovima i popunjava sve potrebne podatke u svrhu plaćanja zakupnine za prvi mesec. Smatra se da je ugovor zaključen kada Zakupodavac primi iznos zakupnine za prvi mesec i kada o tom obavesti Zakupca putem e-maila.

### **Identifikacija Zakupca i odbijanje zaključenja Ugovora**

– Zakupac, kao i zakonski zastupnik zakupca koji je pravno lice je dužan da Zakupodavcu pre zaključenja Ugovora dostavi kopiju identifikacionog dokumenta (očitanu ličnu kartu ili fotokopiju pasoša) u pdf. formatu potpisanu kvalifikovanim elektronskim potpisom Zakupca, odnosno njegovog zakonskog zastupnika. Ukoliko ugovor u ime i za račun Zakupca zaključuje drugo lice, to lice je dužno da Zakupodavcu, pored kopije svog identifikacionog dokumenta, pre zaključenja

## CONTRACT

### **Conclusion of the contract**

- Conclusion of the contract - The contract is concluded using the appropriate form available on the Lessor's website. Available containers, rental prices and possible rental duration are displayed on the lessor's website. On the website, the tenant selects the available object of lease for which he is interested, determines the duration of the lease and agrees with the lease price and associated costs. In order for the Lessee to be able to use the Lessor's services, he must first register and create his own user account through the Lessor's website [www.royalstorage.rs](http://www.royalstorage.rs). During registration, the lessor reserves the right to collect certain personal data for the purpose of concluding the contract, as well as information about a valid method of payment for services. The tenant is obliged to take care that during the use of the user account, his registered data is correct, current and complete. The Lessee is solely responsible for all personal data provided to the Lessor during the registration process. The lessor is obliged to enter all the necessary data according to the appropriate form, especially his identification data, residence, e-mail address and telephone number and to confirm their accuracy. When creating a user account, the tenant is obliged to provide information about a valid payment method, that is, data from his payment card, which he will use to pay for rental services and rental costs. After creating a user account, the Tenant must verify his email address by following the link sent to the same email address, after which his user account will be activated. Along with the registration of the user account by pressing the accept button, the Tenant confirms his explicit agreement with these General Terms and Conditions and fills in all the necessary data for the purpose of paying the rent for the first month. The contract is considered to be concluded when the Lessor receives the amount of rent for the first month and when he informs the Lessee about it by e-mail.

### **Identification of the Tenant and refusal to conclude the Agreement**

– The lessee, as well as the legal representative of the lessee who is a legal entity, is obliged to provide the Lessor with a copy of the identification document (scanned identity card or photocopy of the passport) in pdf before concluding the Agreement. format signed with a qualified electronic signature of the Tenant, that is, his legal representative. If the contract is concluded in the name and on behalf of the Lessee by another person, that person is obliged to submit to the Lessor, in addition to a copy of his identification document, a special power of attorney for concluding a lease agreement with the Lessor, in which the conditions of the lease will be stated, and on which the Tenant's signature is certified by a notary public.

Ugovora dostavi i posebno punomoćje za zaključenje ugovora o zakupu sa Zakupodavcem u kome će biti navedeni uslovi zakupa, a na kome je potpis Zakupca overen od strane javnog beležnika.

**Predmet ugovora, svrha zakupa i njegovo trajanje -** Predmet Ugovora je obaveza Zakupodavca da predmet zakupa preda Zakupcu na privremeno korišćenje u skladu sa ugovorenim namenom i obaveza Zakupca da za njega plati Zakupodavcu ugovorenu zakupninu. Ugovor između Zakupodavca i Zakupca predstavlja ugovor o zakupu u smislu čl. 567. Zakona o obligacionim odnosima. Zakupac se obavezuje da će Predmet zakupa koristiti samo u svrhu skladištenja stvari u skladu sa ovim Opštim uslovima i zakonskim propisima. Konkretno, zakupac nema pravo da koristi Predmet zakupa za stanovanje ili za držanje životinja. Zakup se ugovara na određeno vreme, koji se višestruko produžava pod uslovima navedenim u ovim Opštim uslovima. Trajanje zakupa odgovara ugovorenom ciklusu plaćanja, odnosno ako je ciklus plaćanja mesečni, trajanje zakupa je jedan (1) mesec, ako je ciklus plaćanja polugodišnji, trajanje zakupa je šest (6) meseci i ako je ciklus plaćanja godišnji, trajanje zakupa je jedna (1) godina.

#### **Pristup Predmetu zakupa**

Pristup Predmetu zakupa i objektu na kome se Predmet zakupa nalazi se obezbeđuje sigurnosnom šifrom koju je Zakupac izabrao prilikom zaključivanja Ugovora. Detaljna uputstva koja se odnose, između ostalog, na korišćenje sigurnosnog koda (u daljem tekstu „Uputstva“) će Zakupac dobiti odmah nakon prve uplate zakupnine zajedno sa potvrdom o zaključivanju Ugovora. Ukoliko Zakupac ne dobije Uputstvo u roku od tri (3) dana od uplate prve zakupnine, ako prilikom zaključivanja Ugovora unese netačne podatke ili ako se pojave druge poteškoće u vezi sa zaključenjem Ugovora, kontaktiraće Zakupodavca odmah nakon otkrivanja neslaganja putem obrasca za kontakt koji je dostupan na internet stranici Zakupodavca.

#### **Osiguranje**

Zakupodavac nije odgovoran za gubitak, uništenje ili krađu imovine Zakupca koja se nalazi u Predmetu zakupa ili bilo koju drugu štetu nanetu imovini koja se čuva u Predmetu zakupa, osim za štetu koju prouzrokuje Zakupodavac namerom ili krajnjom nepažnjom. Zakupac može samostalno da osigura imovinu koja se nalazi u

**The subject of the contract, the purpose of the lease and its duration -** The object of the Agreement is the Lessor's obligation to hand over the object of the lease to the Lessee for temporary use in accordance with the agreed purpose and the Lessee's obligation to pay the Lessor the agreed rent for it. The agreement between the Lessor and the Lessee is a lease agreement within the meaning of Art. 567 of the Law on Obligations. The Lessee undertakes to use the Subject of Lease only for the purpose of storing things in accordance with these General Conditions and legal regulations. In particular, the tenant has no right to use the Subject of Lease for housing or for keeping animals. The lease is contracted for a certain period of time, which can be extended several times under the conditions specified in these General Terms and Conditions. The duration of the lease corresponds to the agreed payment cycle, i.e. if the payment cycle is monthly, the lease duration is one (1) month, if the payment cycle is half-yearly, the lease duration is six (6) months and if the payment cycle is annual, the lease duration is one (1) year.

#### **Access to the Subject of Lease**

Access to the Subject of Lease and the object on which the Subject of Lease is located is provided by the security code chosen by the Lessee when concluding the Agreement. Detailed instructions related, among other things, to the use of the security code (hereinafter referred to as "Instructions") will be received by the Tenant immediately after the first payment of the rent together with the confirmation of the conclusion of the Agreement. If the Tenant does not receive the Instruction within three (3) days from the payment of the first rent, if during the conclusion of the Agreement he enters incorrect data or if other difficulties arise in connection with the conclusion of the Agreement, he shall contact the Lessor immediately after discovering the discrepancy through the contact form that is available on the Lessor's website.

#### **Insurance**

The Lessor is not responsible for the loss, destruction or theft of the Lessee's property located in the Subject of Lease or any other damage caused to the property stored in the Subject of Lease, except for damage caused by the Lessor with intent or gross negligence. The lessee can independently insure the property located in the Subject of Lease against natural disasters, theft, burglary (overcoming an obstacle) and robbery by concluding a property insurance contract with one of the insurance companies.

#### **Rent, security and related payments**

The lessee undertakes to pay the monthly rent for the use of the object of lease in the amount agreed upon at

Predmetu zakupa od elementarnih nepogoda, krađe, provale (prevazilaženje prepreke) i razbojništva zaključenjem ugovora o osiguranju imovine sa nekim od osiguravajućih društava.

### **Zakupnina, obezbeđenje i srodna plaćanja**

Zakupac se obavezuje da za korišćenje Predmeta zakupa plaća mesečnu zakupninu u visini ugovorenoj pri zaključenju Ugovora. Zakupodavac se obavezuje da neće povećavati iznos zakupnine koju plaća Zakupac tokom ciklusa plaćanja. U slučaju da se trajanje zakupa više puta produžava na način određen ovim Opštim uslovima, Zakupodavac ima pravo da jednostrano poveća iznos zakupnine od dana produženja trajanja zakupa, pod uslovom da je o povećanju zakupnine obavestio Zakupca najkasnije dva (2) meseca pre stupanja na snagu promene iznosa zakupnine. Zakupodavac će o povećanju zakupnine obavestiti Zakupca putem internet stranice ili na drugi odgovarajući način kako bi se Zakupac mogao bez neopravdanih poteškoća upoznati sa promenom iznosa zakupnine. Ako Zakupac nastavi da koristi Predmet zakupa i nakon datuma koji je Zakupodavac naveo kao datum stupanja na snagu promene zakupnine, takva radnja će se smatrati kao izraz saglasnosti Zakupca na novi iznos zakupnine.

Zakupnina se plaća mesečno, najkasnije do 25. u mesecu koji prethodi mesecu u kome počinje svaki ciklusa plaćanja. Prva uplata mesečne zakupnine dospeva prilikom sklapanja Ugovora kao što je navedeno u odeljku o zaključenju Ugovora.

Ukoliko se ugovorne strane drugačije ne dogovore, sva plaćanja u vezi sa zakupom po Ugovoru će se vršiti platnom karticom, čije je podatke Zakupac dužan da dostavi u vezi sa zaključenjem Ugovora. Zakupac je saglasan da će sva takva plaćanja periodično biti zadužena sa računa na koji se takva platna kartica odnosi. U slučaju da se odgovarajuća uplata ne izvrši putem te platne kartice do datuma dospeća plaćanja, Zakupodavac ima pravo na zaduživanje plaćanja sa druge platne kartice čije je podatke Zakupac naveo. Zakupodavac nema pristup podacima o karticama Zakupca. Kada Zakupac odabere način plaćanja karticom, banka Zakupodavca izvršava pred autorizaciju, tj. proveru kartice, kako bi se utvrdilo da li je kartica aktivna i ima li dovoljno sredstava za traženu transakciju. Prilikom unošenja podataka o platnoj kartici, poverljive informacije se prenose putem javne

the conclusion of the contract. The Landlord undertakes not to increase the amount of rent paid by the Tenant during the payment cycle. In the event that the duration of the lease is extended several times in the manner determined by these General Terms and Conditions, the Lessor has the right to unilaterally increase the amount of the rent from the day of the extension of the lease, provided that he has notified the Lessee of the increase in rent no later than two (2) months before the change takes effect. of the rent amount. The Lessor will inform the Lessee about the rent increase via the website or in another appropriate way so that the Lessee can become familiar with the change in the rent amount without undue difficulty. If the Tenant continues to use the Subject of Lease after the date specified by the Lessor as the effective date of the rent change, such action will be considered as an expression of the Tenant's consent to the new amount of rent.

Rent is paid monthly, no later than the 25th of the month preceding the month in which each payment cycle begins. The first payment of the monthly rent is due at the conclusion of the Agreement as stated in the section on the conclusion of the Agreement.

Unless the contracting parties agree otherwise, all payments in connection with the lease under the Agreement will be made by payment card, the data of which the Lessee is obliged to submit in connection with the conclusion of the Agreement. The tenant agrees that all such payments will be periodically debited from the account to which such payment card relates. In the event that the appropriate payment is not made via that payment card by the payment due date, the Lessor has the right to debit the payment from another payment card whose data the Lessee provided. The Lessor does not have access to the Lessee's card data. When the Lessee chooses a card payment method, the Lessor's bank executes the pre-authorization, i.e. checking the card, in order to determine whether the card is active and whether there are sufficient funds for the requested transaction. When entering payment card data, confidential information is transmitted via a public network in a protected (encrypted) form. Data security during purchase is guaranteed. Payment card information is not available to the Lessor at any moment. When registering a payment card, 1.00 RSD will be reserved from the Lessee's payment card for card verification, and after a certain time (up to 7 days), this value will be returned to the Lessee. All payments will be made in the local currency of the Republic of Serbia - dinar (RSD). If applicable, the Tenant, by accepting these Terms, agrees that the fiscal invoice will be delivered to him electronically, to his e-mail address, through an electronic fiscal device approved by the Tax Administration of the Republic of Serbia.

mreže u zaštićenoj (kriptovanoj) formi. Sigurnost podataka prilikom kupovine je zagarantovana. Niti jednog trenutka podaci o platnoj kartici nisu dostupni Zakupodavcu. Prilikom registracije platne kartice sa platne kartice Zakupca će biti rezervisan 1,00 RSD radi verifikacije kartice, a nakon određenog vremena (do 7 dana) ova vrednost će biti vraćena Zakupcu. Sva plaćanja biće izvršena u lokalnoj valuti Republike Srbije - dinar (RSD). Ukoliko je to primenjivo, Zakupac se prihvatanjem ovih Uslova, saglašava da mu se fiskalni račun dostavi elektronskim putem, na e-mail adresu, posredstvom elektronskog fiskalnog uređaja odobrenog od strane Poreske uprave Republike Srbije.

U slučaju kašnjenja plaćanja bilo koje uplate od strane Zakupca po Ugovoru, Zakupodavac ima pravo da zakupcu uskrati pristup Predmetu zakupa, kao i prostoru u kome se Predmet zakupa nalazi, sve dok dugovanje Zakupca ne bude u potpunosti izmireno. Ovo ne utiče na pravo Zakupodavca da koristi bilo koja druga prava koja proizilaze iz Ugovora i ovih Opštih uslova u vezi sa kašnjenjem Zakupca. Zakupodavac će uskratiti pristup objektu zakupa postavljanjem sopstvenih sredstava za zaključavanje predmeta zakupa. Zakupodavac će obavestiti Zakupca o odbijanju ulaska bez nepotrebnog odlaganja putem elektronske pošte.

Nekorišćenje predmeta zakupa od stane Zakupca nije osnov za vraćanje zakupnine koje je Zakupac platio Zakupodavcu u vezi sa predmetom zakupa.

#### ***Ostala prava i obaveze Zakupca***

Zakupac:

- je dužan da koristi Predmet zakupa u skladu sa Ugovorom i Opštim uslovima i da održava red i mir u Predmetu zakupa i prostoru u kome se Predmet zakupa nalazi;
- je dužan da Predmet zakupa održava čistim i urednim;
- je dužan da o svom trošku obezbedi zaštitu Predmeta zakupa za vreme njegovog odsustva zaključavanjem. Sredstva za zaključavanje moraju biti u skladu sa kriterijumima navedenim od strane Zakupodavca u Uputstvu. Zakupodavac nije dužan da zaključava otključane kontejnere;
- je dužan da bez nepotrebnog odlaganja obavesti Zakupodavca o potrebi izvršenja popravki koje Zakupodavac treba da izvrši i da dozvoli izvršenje ovih i drugih neophodnih popravki;
- koji pričinu štetu na Predmetu zakupnine, ostalim kontejnerima, objektima ili opremi koja se nalazi u ili oko

In case of late payment of any payment by the Lessee under the Agreement, the Lessor has the right to deny the Lessee access to the Subject of Lease, as well as the space in which the Subject of Lease is located, until the Lessee's debt is fully settled. This does not affect the Lessor's right to exercise any other rights arising from the Agreement and these General Terms and Conditions in relation to the Lessee's delay. The lessor will deny access to the leased object by installing its own means to lock the leased object. The Landlord will notify the Tenant of the refusal of entry without undue delay by e-mail.

Non-use of the subject of the lease from the Tenant's apartment is not a basis for returning the rent paid by the Tenant to the Lessor in connection with the subject of the lease.

#### ***Other rights and obligations of the Lessee***

Tenant:

- is obliged to use the Subject of Lease in accordance with the Agreement and General Conditions and to maintain order and peace in the Subject of Lease and the area where the Subject of Lease is located;
- is obliged to keep the Object of Lease clean and tidy;
- is obliged to ensure the protection of the object of lease during his absence by locking it at his own expense. The means of locking must comply with the criteria specified by the Landlord in the Instructions. The lessor is not obliged to lock unlocked containers;
- is obliged to inform the Lessor without undue delay about the need to carry out repairs that the Lessor should carry out and to allow the execution of these and other necessary repairs;
- who causes damage to the Subject of Lease, other containers, facilities or equipment located in or around the Subject of Lease, is obliged to report this situation to the Lessor without undue delay. The Lessor has the right to remove this damage at the expense of the Lessee, and the Lessee is obliged to pay the related costs at the first request of the Lessor within five (5) days at the latest; The Lessee has the obligation to compensate the reasonable costs of repairing the damage even before the actual removal of the damage by the Lessor;
- is obliged to comply with regulations on fire protection, safety and hygiene and the Lessor's instructions for their fulfillment;
- is obliged to immediately notify the Lessor in writing of all changes to the Lessee's data that are part of the Agreement, including all data specified at the conclusion of the Agreement, and always no later than within seven (7) working days from the date of such change. The tenant is always obliged to document the change of data by submitting a document that confirms the given change;

<p>Predmet zakupa, dužan je da bez nepotrebnog odlaganja ovu situaciju prijavi Zakupodavcu. Zakupodavac ima pravo da otkloni ovu štetu o trošku Zakupca, a Zakupac je dužan da plati povezane troškove na prvi zahtev Zakupodavca najkasnije u roku od pet (5) dana; Zakupac ima obavezu da nadoknadi razumne troškove otklanjanja štete i pre nego što je izvršeno stvarno otklanjanje štete od strane Zakupodavca;</p> <p>-je dužan da se pridržava propisa o zaštiti od požara, bezbednosti i higijene i uputstava Zakupodavca za njihovo ispunjavanje;</p> <p>-je dužan da odmah pisanim putem obavesti Zakupodavca o svim promenama podataka Zakupca koji su deo Ugovora, uključujući sve podatke navedene pri zaključivanju Ugovora, a uvek najkasnije u roku od sedam (7) radnih dana od dana nastanka takve promene. Zakupac je uvek dužan da dokumentuje promenu podataka dostavljanjem dokumenta koji potvrđuje datu promenu;</p> <p>-nema pravo da daje u podzakup ili koristi Predmet zakupa u druge svrhe osim onih definisanih Ugovorom ili ovim Opštim uslovima. Zakupac ima pravo da koristi samo predmet zakupa definisan ugovorom. Zakupac ima pravo da koristi prosto u kome se nalazi Predmet zakupa samo u obimu neophodnom za korišćenje Predmeta zakupa;</p> <p>-nije ovlašćen da premesti Predmet zakupa na drugo mesto unutar ili van prostora u kome se Predmet zakupa nalazi;</p> <p>-nije ovlašćen da vrši izmene Predmeta zakupa, da vrši građevinske prepravke i bilo kakve zahvate trajne prirode u Predmetu zakupa, niti da ugrađuje bilo kakvu opremu bez prethodne saglasnosti Zakupodavca. Ako bi Zakupac to učinio bez prethodne saglasnosti Zakupodavca, dužan je da vrati Predmet zakupa u prvobitno stanje čim Zakupodavac to zatraži, a Zakupodavac je ovlašćen da uđe u predmet zakupa i to isto učini o trošku Zakupca;</p> <p>-nema pravo da ustupi prava i obaveze iz Ugovora ili da ustupi Ugovor bilo kom trećem licu bez prethodne saglasnosti Zakupodavca;</p> <p>-ne sme da skladišti supstance čije skladištenje ili drugo rukovanje podleže posebnim propisima ili je zabranjeno, na primer zapaljive ili eksplozivne materije, eksplozive, nagrizajuće hemijske materije, naftu i naftne derivate, toksične, nadražujuće ili na drugi način opasne supstance ili hemijske materije, otpade i otrove, psihoaktivne supstance ili supstance koje izazivaju zavisnost i prekursore, municiju, pune i prazne posude pod pritiskom za prevoz tehničkih gasova i TNG-a, biljke, hranu, životinje, kao i novac, hartija od vrednosti,</p>	<ul style="list-style-type: none"> <li>- does not have the right to sublease or use the Subject of Lease for purposes other than those defined by the Agreement or these General Terms and Conditions. The lessee has the right to use only the object of the lease defined in the contract. The lessee has the right to use the flat in which the object of lease is located only to the extent necessary for the use of the object of lease;</li> <li>- is not authorized to move the Subject of Lease to another place inside or outside the premises where the Subject of Lease is located;</li> <li>- is not authorized to make changes to the Subject of Lease, to carry out construction alterations and any interventions of a permanent nature in the Subject of Lease, nor to install any equipment without the prior consent of the Lessor. If the Lessee would do so without the prior consent of the Lessor, he is obliged to return the Subject of Lease to its original condition as soon as the Lessor requests it, and the Lessor is authorized to enter the Subject of Lease and do the same at the expense of the Lessee;</li> <li>- has no right to assign rights and obligations from the Agreement or to assign the Agreement to any third party without the prior consent of the Lessor;</li> <li>- may not store substances whose storage or other handling is subject to special regulations or is prohibited, for example flammable or explosive substances, explosives, corrosive chemical substances, oil and oil derivatives, toxic, irritating or otherwise dangerous substances or chemical substances, waste and poisons, psychoactive or addictive substances and precursors, ammunition, full and empty pressure vessels for transporting technical gases and LPG, plants, food, animals, as well as money, securities, valuable documents, precious metals, jewels and other valuables, as well as things acquired through criminal activities;</li> <li>- does not have the right to use the object of lease to set up a shop, institution or workshop, to run any profitable or unprofitable activity, to run a business, to sleep or stay for people for purposes other than those directly related to the storage of things;</li> <li>-is obliged to protect the security code used to access the Subject of Lease. In case of disclosure of the security code to unauthorized persons or in case of loss of the security code, the Lessee is obliged to immediately inform the Lessor of this fact. The Lessor is obliged to immediately change the security code and inform the Lessee about the new code;</li> <li>-is obliged to immediately notify the Lessor of any event that has or may result in damage or endangering the safety of the Leased Object or the premises where the Leased Object is located. In case of damage to stored items, the Lessee is obliged to immediately notify the Lessor and prevent further damage. He is also obliged to provide photo documentation of the damaged items at his own expense. In the case of damage caused as a result of a criminal act, the Lessee is obliged to inform the authorities in criminal proceedings, he is obliged to</li> </ul>
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vredne dokumente, plemenite metale, dragulje i druge vrednosti, kao i stvari stečene kriminalnim aktivnostima; -nema pravo da koristi Predmet zakupa za postavljanje prodavnice, ustanove ili radionice, za vođenje bilo koje profitabilne ili neprofitabilne delatnosti, za vođenje biznisa, za spavanje ili boravak ljudi u druge svrhe osim onih koje su direktno povezane sa skladištem stvari; -je dužan da zaštiti bezbednosni kod koji se koristi za pristup Predmetu zakupa. U slučaju otkrivanja sigurnosne šifre neovlašćenim licima ili u slučaju gubitka sigurnosne šifre, Zakupac je dužan da o ovoj činjenici odmah obavesti Zakupodavca. Zakupodavac je dužan da odmah promeni sigurnosni kod i obavesti Zakupca o novom kodu; -je dužan da odmah obavesti Zakupodavca o svakom događaju koji za posledicu ima ili može imati oštećenje ili ugrožavanje bezbednosti Predmeta zakupa ili prostora u kome se Predmet zakupa nalazi. U slučaju oštećenja uskladištenih stvari, Zakupac je dužan da odmah obavesti Zakupodavca i spreči dalju štetu. Takođe je dužan da o svom trošku obezbedi fotodokumentaciju oštećenih stvari. U slučaju štete nastale kao posledica krivičnog dela, Zakupac je dužan da obavesti organe u krivičnom postupku, dužan je da do kraja zakupa očisti Predmet zakupa i preda ga Zakupodavcu.

**Zakupac ima pravo:**

-da zatraži od Zakupodavca da u Predmet zakupa ugradi opremu koja se koristi za korišćenje Predmeta zakupa u ugovorenu svrhu ili da obezbedi druga pitanja u vezi sa Predmetom zakupa prema zahtevima Zakupca i o njegovom trošku. Zahtevi Zakupca ne smeju biti u suprotnosti sa sadržajem i svrhom Ugovora i ovih Opštih uslova. Zakupodavac ni pod kojim okolnostima nije obavezan da se povinuje Zakupcu, odluka je u potpunosti u diskreciji Zakupodavca. Specifične uslove u vezi sa ugradnjom opreme u Predmet zakupa ili pružanjem drugih pitanja u vezi sa Predmetom zakupa, uključujući uslove plaćanja, Zakupodavac će usaglasiti sa Zakupcem u pisanoj formi; -da zahteva promenu bezbednosnog koda koji se koristi za pristup objektu iznajmljivanja; -da za potrebe istovara i utovara stvari u predmet zakupa koristi prostor ispred predmeta zakupa, ako je to dozvoljeno prema Uputstvu, u to najduže za vreme koje je potrebno da utovari ili istovari stvari. Nakon toga je dužan da svoje vozilo ukloni sa prostora ispred i oko predmeta zakupa.

**Ostala prava i obaveze Zakupodavca**

clean the Object of the lease and hand it over to the Lessor by the end of the lease.

**The tenant has the right to:**

- to ask the Lessor to install in the Lease Object the equipment used for using the Lease Object for the agreed purpose or to provide other issues related to the Lease Object according to the Lessee's requirements and at his expense. The requirements of the Lessee must not contradict the content and purpose of the Agreement and these General Terms and Conditions. The Lessor is under no circumstances obliged to comply with the Lessee, the decision is entirely at the discretion of the Lessor. Specific conditions related to the installation of equipment in the Subject of Lease or provision of other matters related to the Subject of Lease, including payment terms, shall be agreed upon by the Lessor with the Lessee in writing; -to request a change of the security code used to access the rental facility; - to use the space in front of the leased object for the purposes of unloading and loading things into the leased object, if this is allowed according to the Instructions, for the longest time needed to load or unload the objects. After that, he is obliged to remove his vehicle from the area in front of and around the object of the lease.

**Other rights and obligations of the Lessor**

**Lessor:**

-is obliged to leave the Leased Object to the Lessee in a condition suitable for the agreed purpose of use, to maintain it in this condition, to ensure the proper performance of services related to the Leased Object and thus to ensure unhindered use of the Leased Object for the duration of the lease. This does not apply in the case when the proper and unhindered exercise of the tenant's lease rights and/or the provision of other services related to the lease cannot be ensured for reasons that cannot be attributed to the Lessor or if they were caused by force majeure; - is not liable to the Lessee for any damage caused due to the fact that entry into the Subject of Lease or the facility in which the Subject of Lease is located is temporarily not possible due to technical defects or force majeure; - is obliged to make repairs to the Subject of Lease that he is obliged to do by law. If during the term of the lease it is necessary to make necessary repairs to the Subject of Lease, which cannot be postponed for the period after the end of the lease, the lessee is obliged to bear this, even if the performance of the repair will cause difficulties or limit the use of the Subject of Lease;

**Zakupodavac:**

-je dužan da Predmet zakupa ostavi Zakupcu u stanju pogodnom za ugovorenu svrhu korišćenja, da ga održava u ovom stanju, da obezbedi pravilno obavljanje usluga u vezi sa Predmetom zakupa i na taj način obezbedi nesmetano korišćenje Predmeta zakupa za vreme trajanja zakupa. Ovo se ne primenjuje u slučaju kada se pravilno i nesmetano ostvarivanje prava zakupa zakupca i/ili pružanje drugih usluga u vezi sa zakupom ne može obezbediti iz razloga koji se ne mogu pripisati Zakupodavcu ili ako su nastali višom silom;

-ne odgovara Zakupcu za bilo kakvu štetu nastalu zbog činjenice da ulazak u Predmet zakupa ili objekat u kome se Predmet zakupa nalazi privremeno nije moguć zbog tehničkih nedostataka ili više sile;

-je dužan da izvrši popravke na Predmetu zakupa na koje je obavezan po zakonu. Ako u toku trajanja zakupa bude neophodno izvršiti neophodne popravke na Predmetu zakupa, koje se ne mogu odlagati za period nakon isteka zakupa, zakupac je dužan da to snosi, čak i ako će izvođenje popravke izazvati poteškoće ili ograničiti korišćenje Predmeta zakupa;

-ima pravo da uđe u Predmet zakupa za vreme trajanja Ugovora u cilju kontrole korišćenja Predmeta zakupa i poštovanja ugovornih uslova, nakon prethodnog obaveštenja, koje se mora poslati na adresu e-pošte Zakupca najmanje jednu (1) nedelju unapred. Prethodno obaveštenje nije potrebno u slučaju nužde, ako je ulazak neophodan ili svrsishodan da bi se sprečila šteta ili ako postoji rizik od odlaganja ili u slučajevima predviđenim Ugovorom ili ovim Opštim uslovima;

-ima pravo da onemogući i blokira ulazak Zakupca u Predmet zakupa kao i u prostor u kome se Predmet zakupa nalazi, ako Zakupac kasni sa plaćanjem zakupnine ili na drugi način krši Ugovor ili ove Opšte uslove.

**Promena predmeta zakupa ili njegove lokacije**

Zakupodavac ima pravo da promeni lokaciju Predmeta zakupa u okviru objekta u kome se Predmet zakupa nalazi nakon prethodnog obaveštenja Zakupcu, koje mora biti poslato na e-mail adresu Zakupca najmanje jednu (1) nedelju pre datuma promene. Zakupodavac takođe ima pravo da premesti Predmet zakupa na drugu lokaciju od one na kojoj se Predmet zakupa nalazi, ako zakupcu pošalje navedeno obaveštenje najmanje dva (2) meseca pre datuma promene. Zakupodavac je dužan da u obaveštenju navede razloge za promenu lokacije

- has the right to enter the Subject of Lease for the duration of the Agreement in order to control the use of the Subject of Lease and compliance with the contractual conditions, after prior notification, which must be sent to the Lessee's e-mail address at least one (1) week in advance. Prior notice is not required in case of emergency, if entry is necessary or expedient to prevent damage or if there is a risk of delay or in cases provided for in the Agreement or these General Conditions;

-has the right to prevent and block the Tenant's entry to the Subject of Lease as well as to the space where the Subject of Lease is located, if the Tenant is late in paying the rent or otherwise violates the Agreement or these General Terms and Conditions.

**Changing the subject of the lease or its location**

The Lessor has the right to change the location of the Subject of Lease within the facility in which the Subject of Lease is located after prior notification to the Lessee, which must be sent to the Lessee's e-mail address at least one (1) week before the change date. The Lessor also has the right to move the Subject of Lease to a different location from the one where the Subject of Lease is located, if he sends the said notice to the Lessee at least two (2) months before the date of the change. The lessor is obliged to state in the notification the reasons for changing the location of the leased object and complete information about the location to which the leased object will be moved. If there is a change in the location where the Subject of Lease is located, the Lessor will make access to this object available to the Lessee using the same security code under which he had access to the previous location. The Lessor has the right to change the location of the Subject of Lease from this paragraph and without prior notice to the Lessee, if such a change does not entail a delay, especially if the change of location of the Subject of Lease is necessary in accordance with legal regulations or for reasons of preventing damage to the property of the Lessee, the Lessor or third parties. In that case, the Lessor will subsequently inform the Lessee about the change.

**Termination of the lease and its extension**

The lease ends at the end of the period for which it was contracted, unless there is an automatic extension of the lease according to these General Terms and Conditions.

**Termination of the contract without a notice period -**

The lessor may terminate the lease without notice if:

- The Lessee uses the Subject of Lease in violation of the Agreement, these General Terms and Conditions or legal regulations;



predmeta zakupa i potpune podatke o lokaciji na koju će se predmet zakupa preseliti. Ukoliko dođe do promene lokacije na kojoj se nalazi Predmet zakupa, Zakupodavac će Zakupcu staviti na raspolaganje pristup ovom objektu koristeći istu bezbednosnu šifru pod kojom je imao pristup ranijoj lokaciji. Zakupodavac ima pravo da izvrši promene lokacije Predmeta zakupa iz ovog stava i bez prethodnog obaveštenja Zakupca, ako takva promena ne nosi odlaganje, posebno ako promena lokacije Predmeta zakupa je neophodno u skladu sa zakonskim propisima ili iz razloga sprečavanja oštećenja imovine Zakupca, Zakupodavca ili trećih lica. U tom slučaju, Zakupodavac će naknadno obavestiti Zakupca o promeni.

### **Raskid zakupa i njegovo produženje**

Zakup prestaje istekom perioda za koji je ugovoren, osim ako ne dođe do automatskog produženja zakupa prema ovim Opštim uslovima.

**Raskid ugovora bez otkaznog roka** - Zakupodavac može da raskine zakup bez otkaznog roka ako:

- Zakupac koristi Predmet zakupa u suprotnosti sa Ugovorom, ovim Opštim uslovima ili zakonskim propisima;
- Zakupac načini štetu na predmetu zakupa, uređajima koji su postavljeni u i oko predmeta zakupa i/ili drugim predmetima zakupa koji se nalaze na istoj lokaciji;
- Zakupac ili lica koja sa njim koriste predmet zakupa grubo narušavaju red, mir ili sigurnost u objektu u kome se predmet zakupa nalazi;
- Zakupac ne plaća zakupninu ili druge iznose dospele po Ugovoru, čak ni u roku od tri (3) dana nakon njihovog dospeća;
- Zakupac daje predmet zakupa u podzakup bez saglasnosti Zakupodavca;
- Zakupac menja predmet zakupa bez saglasnosti Zakupodavca;
- Zakupac daje Zakupodavcu lažne podatke neophodne za zaključenje Ugovora, ili je njegova kontakt e-mail adresa neaktivna najmanje mesec dana;
- Zakupodavac više nema pravo korišćenja prostora u kome se nalazi Predmet zakupa.

Zakupac je dužan da predmet zakupa isprazni i oslobodi od svojih stvari odmah po prijemu obaveštenja o raskidu ugovora od strane Zakupodavca.

- The lessee causes damage to the leased object, devices that are placed in and around the leased object and/or other leased objects located at the same location;
- The lessee or the persons who use the leased object with him grossly disrupts order, peace or security in the building where the leased object is located;
- The lessee does not pay the rent or other amounts due under the Agreement, even within three (3) days after their due date;
- The lessee subleases the object of the lease without the consent of the Lessor;
- The lessee changes the object of the lease without the consent of the Lessor;
- The Lessee provides the Lessor with false information necessary for the conclusion of the Agreement, or his contact e-mail address has been inactive for at least one month;
- The lessor no longer has the right to use the space in which the Subject of Lease is located.

The lessee is obliged to empty the object of the lease and free it from its belongings immediately upon receipt of the notice of termination of the contract by the Lessor.

The Lessee informs the Lessor that in the event of damage to the leased object, devices placed in and around the leased object and/or other leased objects located at the same location for which the Lessee is responsible, the Lessor can compensate the damage from the amount of rent received for the month in which damage has been determined or occurred. If the amount of rent received is not sufficient to compensate the damage in full, the Tenant is obliged to compensate the Lessor for the damage up to the actual amount of the damage suffered in accordance with the general rules of liability for damage.

**Termination of contract with notice period** - The lessor has the right to terminate the lease agreement at any time by written notice without giving reasons, and the notice period is 15 calendar days. The notice period begins on the first day after the notice is delivered to the Tenant.

**Automatic extension of the contract**- Tthe lease term is automatically extended under the same conditions under which the lease was originally agreed upon, unless the Lessee requests a transition to another payment cycle at least fourteen (14) days prior to the lease extension date.

**Dealing with things entered in the Subject of Lease after the expiration of the lease or in case of cancellation and termination of the contract** - The lessee is obliged to vacate the object of the lease no later than the last day of the lease, i.e. no later than the day when he was notified of the termination of the

Zakupac ovašćuje Zakupodavca da u slučaju nastanka štete na predmetu zakupa, uređajima koji su postavljeni u i oko predmeta zakupa i/ili drugim predmetima zakupa koji se nalaze na istoj lokaciji za koju je odgovoran Zakupac, Zakupodavac može naknaditi štetu iz iznosa primljene zakupnine za mesec u kome je šteta utvrđena ili nastala. Ukoliko primljeni iznos zakupnine nije dovoljan da se naknadi šteta u potpunosti Zakupac je dužan da Zakupodavcu naknadi štetu do stvarnog iznosa pretrpljene štete u skladu sa opštim pravilima odgovornosti za štetu.

**Raskid ugovora sa otkaznim rokom** - Zakupodavac ima pravo da raskine ugovor o zakupu u bilo kom trenutku pismenim obaveštenjem bez navođenja razloga, a otkazni rok je 15 kalendarskih dana. Otkazni rok počinje da teče prvog dana od dana kada je obaveštenje dostavljeno Zakupcu.

**Automatsko produžavanje ugovora** - Trajanje zakupa se automatski produžava pod istim uslovima pod kojima je prvobitno ugovoren zakup, osim ako Zakupac ne zahteva prelazak na drugi ciklus plaćanja najmanje četrnaest (14) dana pre datuma produženja trajanja zakupa.

**Postupanje sa stvarima unesenim u Predmet zakupa po isteku zakupa ili u slučaju otkaza i raskida ugovora** - Zakupac je dužan da napusti predmet zakupa najkasnije do poslednjeg dana trajanja zakupa, odnosno najkasnije dana kada je obavešten o raskidu ugovora u slučaju raskida ugovora bez otkaznog roka ili prvog dana po isteku otkaznog roka kada je ugovor raskinut sa otkaznim rokom. U slučaju kašnjenja Zakupca sa napuštanjem Predmeta zakupa, Zakupac je dužan da za svaki dan navedenog kašnjenja Zakupodavcu plati ugovornu kaznu u iznosu koji odgovara 1/30 mesečne zakupnine koju je Zakupac bio dužan da plati za vreme trajanja zakupa. Plaćanje ugovorne novčane kazne iz prethodne rečenice ne utiče na pravo Zakupodavca na naknadu štete prouzrokovane povredom obaveze koju ova ugovorna novčana kazna utvrđuje.

**Iseljenje od strane zakupodavca** - U slučaju da Zakupac ne napusti Predmet zakupa do kraja zakupa, a najkasnije ni u roku od trideset (30) kalendarskih dana od isteka zakupa, Zakupac je saglasan i ovlašćuje Zakupodavca da isprazni i očisti Predmet zakupa. Prilikom raščišćavanja Predmeta zakupa, Zakupodavac sastavlja izveštaj o njegovom sadržaju.

contract in the case of termination of the contract without a notice period or the first day after the expiration of the notice period when the contract was terminated with a notice period. In the case of the Lessee's delay in vacating the Subject of Lease, the Lessee is obliged to pay a contractual penalty to the Lessor for each day of said delay in the amount corresponding to 1/30 of the monthly rent that the Lessee was obliged to pay for the duration of the lease. The payment of the contractual fine from the previous sentence does not affect the Lessor's right to compensation for damages caused by the violation of the obligation established by this contractual fine.

Eviction by the lessor - In the event that the Lessee does not vacate the Subject of Lease by the end of the lease, and no later than within thirty (30) calendar days from the end of the lease, the Lessee agrees and authorizes the Lessor to empty and clean the Subject of Lease. When clearing the Subject of Lease, the Lessor compiles a report on its content.

The right of retention of the Lessee's belongings - The contracting parties agree that the Lessor has the right of retention of the Lessee's belongings that he has removed from the subject of the lease (in the sense of Article 286 of the Law on Obligations), until he is paid for the services rendered. The lessor is obliged to return the goods to the debtor if the latter provides adequate security for his claim. The lessor has the right to collect from the value of the retained items in the same way as the lien creditor (Art. 289 of the Law on Obligations), but he is obliged to notify the debtor of his intention in a timely manner before proceeding with the collection. The lessor is not obliged to go to court, but can proceed with the sale of the pledged item at a public sale after eight days from the warning given to the lessee that he will do so. The income generated from the sale of the Lessee's belongings will be transferred by the Lessor to the Lessee's bank account without undue delay after deducting the rent owed, expenses related to the lease and storage of the Lessee's belongings and the costs of the sale.

#### **PERSONAL INFORMATION PROTECTION**

The Lessee hereby confirms that the personal data provided by him is processed by the Lessor, as an administrator, in the sense and for the purpose prescribed by the Personal Data Protection Act and in accordance with Article 6 paragraph 1. b) and f) GDPR, if the processing is necessary for the fulfillment of the Agreement or for purposes of the legitimate interest of the Lessor or the legitimate interest of a third party.

**Purposes of processing** - Personal data is processed for the purpose of fulfilling the Agreement, for the purpose of creating and managing the Lessee's database and

*Pravo zadržavanja na stvarima Zakupca* - Ugovorne strane saglasno utvrđuju da Zakupodavac ima pravo zadržavanja na stvarima Zakupca koje je uklonio iz predmeta zakupa (u smislu čl. 286. Zakona o obligacionim odnosima), sve dok mu ne bude isplaćena naknada za pružene usluge. Zakupodavac je dužan da dužniku vrati stvari ako mu ovaj pruži odgovarajuće obezbeđenje njegovog potraživanja. Zakupodavac ima pravo da se naplati iz vrednosti zadržanih stvari na isti način kao založni poverilac (čl. 289. Zakona o obligacionim odnosima), ali je dužan pre nego što pristupi ostvarenju naplate da o svojoj nameri blagovremeno obavesti dužnika. Zakupodavac nije dužan obraćati se sudu, nego može pristupiti prodaji založene stvari na javnoj prodaji po isteku osam dana od upozorenja učinjenog Zakupcu da će tako postupiti. Prihod ostvaren od prodaje stvari Zakupca Zakupodavac će nakon odbitka dugovane zakupnine, troškova u vezi sa zakupom i čuvanjem stvari Zakupca i troškova prodaje bez nepotrebnog odlaganja preneti na bankovni račun Zakupca.

#### **ZAŠTITA LIČNIH PODATAKA**

Zakupac ovim potvrđuje da lične podatke koje je on dao obrađuje Zakupodavac, kao administrator, u smislu i u svrhu propisanu Zakonom o zaštiti podataka o ličnosti i u skladu sa članom 6 stav 1. b) i f) GDPR, ako je obrada neophodna za ispunjenje Ugovora ili u svrhe legitimnog interesa Zakupodavca ili legitimnog interesa trećeg lica.

*Svrhe obrade* - Lični podaci se obrađuju u cilju ispunjenja Ugovora, u svrhu kreiranja i upravljanja bazom podataka Zakupca i registracije i vođenja korisničkog naloga Zakupca na internet stranici Zakupodavca i u svrhu direktnog marketinga u odnosu na Zakupca. Podaci se čuvaju u periodu koji je neophodan za potrebe ispunjenja Ugovora ili za period određen zakonom. Prilikom obrade ličnih podataka nema automatizovanog donošenja odluka, nema profilisanja, niti će se ti lični podaci prenositi u treće zemlje. U meri u kojoj je to neophodno, lični podaci će biti preneti relevantnom provajderu platnog prometa na dalju obradu radi ispunjavanja obaveza iz ugovora zaključenog između njega i Zakupodavca, za vreme trajanja takvog ugovora.

*Definicija obrađenih podataka* - Za navedene svrhe, Zakupodavac obrađuje podatke koje mu je Zakupac saopštio u vezi sa zaključenjem Ugovora i njegovim trajanjem. To su posebno lično i poslovno ime Zakupca,

registering and managing the Lessee's user account on the Lessor's website and for the purpose of direct marketing in relation to the Lessee. The data is stored for the period that is necessary for the fulfillment of the Agreement or for the period determined by law. During the processing of personal data, there is no automated decision-making, no profiling, nor will these personal data be transferred to third countries. To the extent that it is necessary, personal data will be transferred to the relevant payment service provider for further processing in order to fulfill the obligations from the contract concluded between him and the Lessor, for the duration of such contract.

*Definition of processed data* - For the stated purposes, the Lessor processes the data that the Lessee communicated to him in connection with the conclusion of the Agreement and its duration. These are, in particular, the Lessee's personal and business name, JMBG, registration number, PIB, date of birth, address of headquarters, permanent or other place of residence.

*Tenant's rights* - The Tenant, as a data subject, has the right to request from the Lessor access to his personal data, their correction or deletion, or restriction of processing, to file an objection to the processing and has the right to the transferability of this data to another administrator, as well as the right to submit appeal to the Commissioner for the Protection of Personal Data, if he believes that the Lessor is acting contrary to the Law when processing personal data.

*CCTV camera system* - The lessor has the right to install a camera system in the area where the Subject of Lease is located for the purpose of protecting life and health, protecting property and preventing vandalism. The lessor will mark the monitored locations with an information board. Recordings recorded by the camera system are stored for a maximum of fourteen (14) days. However, if a security incident occurs, the relevant records will not be destroyed after the specified period and will be handed over to law enforcement authorities, a court or other authorized entity.

#### **FINAL REGULATIONS**

The Lessor and the Lessee have agreed that e-mail messages are sufficient for all communication, including that which, according to the General Terms and Conditions, must be done in writing (termination, amendment of the General Terms and Conditions, etc.). For the avoidance of doubt, the contracting parties agree that the Agreement does not require a written form by law. The contracting parties are obliged to use only e-mail addresses designated for that purpose when

JMBG, matični broj, PIB, datum rođenja, adresa sedišta, stalnog ili drugog prebivališta.

*Prava zakupca*- Zakupac, kao subjekat podataka, ima pravo da zahteva od Zakupodavca pristup njegovim ličnim podacima, njihovu ispravku ili brisanje, ili ograničenje obrade, da uloži prigovor na obradu i ima pravo na prenosivost ovih podataka na drugog administratora, kao i pravo da podnese žalbu Povereniku za zaštitu podataka o ličnosti, ukoliko smatra da Zakupodavac prilikom obrade ličnih podataka postupuje suprotno Zakonu.

*CCTV kamerni sistem* -Zakupodavac ima pravo da u prostoru u kome se nalazi Predmet zakupa ugradi sistem kamera radi zaštite Života i zdravlja, zaštite imovine i sprečavanja vandalizma. Zakupodavac će obeležiti nadgledane lokacije tablom sa informacijama. Snimci snimljeni sistemom kamera čuvaju se maksimalno četrnaest (14) dana. Međutim, ukoliko dođe do bezbednosnog incidenta, relevantna evidencija neće biti uništena nakon navedenog roka i biće predata organima za sprovođenje zakona, sudu ili drugom ovlašćenom subjektu.

#### **ZAVRŠNE ODREDBE**

Zakupodavac i Zakupac su se saglasili da su e-mail poruke dovoljne za svu komunikaciju, uključujući i onu koja, prema Opštim uslovima, mora biti obavljena u pisanoj formi (raskid, izmena Opštih uslova i sl.). Radi izbegavanja sumnje, ugovorne strane saglasno konstatuju da Ugovor ne zahteva pisanu formu po zakonu. Ugovorne strane su u obavezi da prilikom elektronske komunikacije koriste samo e-mail adrese određene za tu svrhu. U slučaju Zakupca, to je adresa e-pošte koja je navedena u njegovom korisničkom nalogu na internet stranici, koju je Zakupac dužan da održava funkcionalnom. Zakupac je dužan da unapred obavesti Zakupodavca o promeni e-mail adrese, ako to nije moguće odmah nakon njene promene. Svaki e-mail koji Zakupac pošalje Zakupac će potpisati kako bi se mogao identifikovati kao osoba koja je poslala e-mail, u suprotnom neće biti uzeta u obzir. Kontakt podaci Zakupodavca su: adresa za dostavu Surčinska bb, Beograd, broj telefona 066035350, e-mail [info@royalstorage.rs](mailto:info@royalstorage.rs). Kontakt podaci Zakupca navedeni su u njegovom korisničkom nalogu na veb stranici.

Zakupodavac zadržava pravo da jednostrano promeni ili dopuni tekst Opštih uslova u bilo kom trenutku. O svim

communicating electronically. In the case of the Lessee, it is the e-mail address specified in his user account on the website, which the Lessee is obliged to keep functional. The Lessee is obliged to inform the Lessor in advance about the change of e-mail address, if this is not possible immediately after its change. Each e-mail sent by the Tenant shall be signed by the Tenant so that he can be identified as the person who sent the e-mail, otherwise it will not be taken into account. The Lessor's contact details are: delivery address Surčinska bb, Belgrade, telephone number 066035350, e-mail [info@royalstorage.rs](mailto:info@royalstorage.rs). The Lessee's contact details are listed in his user account on the website.

The Lessor reserves the right to unilaterally change or supplement the text of the General Terms and Conditions at any time. Tenants will be notified of all changes to the General Terms and Conditions via the Internet or in another appropriate way so that they can familiarize themselves with the current version of the General Terms and Conditions without undue difficulty. The General Terms and Conditions enter into force at the moment of publication on the website, with the fact that in relation to each individual Tenant, the changes enter into force only if the Tenant agrees to the change in the General Terms and Conditions. If the Lessee continues to use the Subject of Lease after the date specified by the Lessor as the date of entry into force of changes to the General Conditions, such action will be considered as an expression of the Lessee's consent. If the Tenant does not agree with the changes to the General Conditions, he has the right to reject the changes and for that reason to terminate the Agreement in writing with a notice period of thirty (30) days.

The positive regulations of the Republic of Serbia will apply to all issues related to the conclusion, interpretation and application of the contract, regardless of who the contract was concluded with or from where the website was accessed and used.

If any provision of the General Terms and Conditions is invalid or becomes invalid, such provision will be replaced by a provision whose meaning is as close as possible to the invalid provision. The invalidity of any provision shall not affect the validity and effectiveness of other provisions.

The General Court, according to the headquarters of the Lessor, is competent to resolve all disputes between the

izmenama Opštih uslova zakupci će biti obavješteni putem interneta ili na drugi odgovarajući način kako bi se bez nepotrebnih poteškoća mogli upoznati sa aktuelnom verzijom Opštih uslova. Opšti uslovi stupaju na snagu u momentu objavljivanja na sajtu, s tim što u odnosu na svakog pojedinačnog Zakupca promene stupaju na snagu samo ako Zakupac pristane na promenu Opštih uslova. Ako Zakupac nastavi da koristi Predmet zakupa i nakon datuma koji je Zakupodavac naveo kao datum stupanja na snagu izmena Opštih uslova, takva radnja će se smatrati kao izraz saglasnosti Zakupca. Ukoliko se Zakupac ne slaže sa izmenama Opštih uslova, ima pravo da odbije izmene i da iz tog razloga raskine Ugovor u pisanoj formi uz otkazni rok od trideset (30) dana.

Na sva pitanja vezana za zaključenje, tumačenje i primenu ugovora primenjivaće se pozitivni propisi Republike Srbije, bez obzira na to sa kim je Ugovor zaključen ili odakle je pristup i korišćenje Veb stranice izvršeno.

Ako je bilo koja od odredbi Opštih uslova nevažeća ili postane nevažeća, takve odredba će biti zamenjene odredbom čije je značenje što je moguće bliže nevažećoj odredbi. Ništavost bilo koje odredbe ne utiče na valjanost i delotvornost drugih odredbi.

Opšti sud prema sedištu Zakupodavca je nadležan da rešava sve sporove između Zakupca i Zakupodavca koji nastanu u vezi sa Ugovorom.

Ovi Opšti uslovi su sastavni deo svakog Ugovora.

Ovi Opšti uslovi stupaju na snagu 25.03.2024.

Lessee and the Lessor that arise in connection with the Agreement.

These General Terms and Conditions are an integral part of every Agreement.

These General Terms and Conditions enter into force on March 25, 2024.