

## FACILITY RULES

### I. GENERAL REGULATIONS

1. This document (hereinafter referred to as the “Rules”) provides for terms and conditions for the use of a Room or an Apartment which is made available on the basis of the Rental Agreement entered with:

a) **LION MANAGEMENT Spółka z ograniczoną odpowiedzialnością with its registered office in Sopot** (postal code: 81-771), ul. Smolna 1D, entered in the register of companies kept by the District Court for the capital city of Gdańsk, 7th Commercial Division of the National Court Register, under the number 0001046504, NIP (VAT No): 5851501532, with regard to Apartments and Rooms located in Sopot, as well as “Tulum” and “Botanica” Apartments located in Gdańsk;

or

b) Karolina Ambarcumian, trading under the name of **LION MANAGEMENT KAROLINA AMBARCUMIAN**, entered in the register of companies under the Central Registration and Information on Business Activity kept by the minister in charge of economy, at ul. Grunwaldzka 62/1, 81-771 Sopot, NIP (VAT No): 5851403232, REGON (statistical ID): 221607981, with regard to Apartments and Rooms located in Gdynia and Gdańsk (except for those referred to in Item a) above).

a) and b) are hereinafter referred to as the “**Lion Apartments**”.

2. The Rental Agreement is entered into on the basis of separate rules of the website [www.lion-apartments.pl](http://www.lion-apartments.pl), hereinafter referred to as the “Website Rules”.

3. All matters not provided for herein are governed by the Website Rules available at [www.lion-apartments.pl](http://www.lion-apartments.pl), and in the case of any discrepancies between these Rules and the Website Rules, these Rules prevail.

4. These Rules are available all the time on the website [www.lion-apartments.pl](http://www.lion-apartments.pl), where they can be obtained, read, printed or recorded in any media at any time. The Rules are also available at each Room and Apartment rented by Lion Apartments.

### II. DEFINITIONS

Terms written with capital letters have the meaning defined in the Website Rules and terms defined hereinbelow have the following meaning:

**Night Quite Time:** a period from 21:00 to 8:00 during which Guests must refrain from any noisy behaviour.

**Common Areas:** parts of the Facility which can be used by Guests of various Rooms and Apartments.

**Hotel Day:** a period during which the Guest can stay in the Room or Apartment on the basis of the Rental Agreement; the Hotel Day starts at 16:00 on the Arrival Day and ends at 11:00 on the Departure Day.

**Guest:** a person that stays in the Room or Apartment on the basis of the Rental Agreement entered into on the basis of the Website Rules or rules of other platforms used to book the Room or Apartment, as used by Lion Apartments.

**Accompanying Persons:** persons that stay in the Room or Apartment, but are not included in the Rental Agreement entered with the Guest.

**Reception Desk:** a reception point for Guests of Lion Apartments located at ul. Grunwaldzka 50, 81-771 Sopot.

**Arrival Day:** the day specified in the Rental Agreement as the rental commencement date.

**Departure Day:** the day specified in the Rental Agreement as the rental completion date.

**Facility:** the property used by Lion Departments to rent the Room or Apartment.

**Check-out:** the process during which the Guest leaves the Room or Apartment and, in particular, returns Room or Apartment keys or makes all settlements.

**Check-in:** the process of registering the Guest at the Room or Apartment at the Reception Desk by filling out registration forms of Lion Apartments and giving Room or Apartment keys.

### III. CHECK-IN

1. The Hotel Day starts at 16:00 on the Arrival Day and ends at 11:00 on the Departure Day.
2. Check-in is done at the Reception Desk during the opening hours.
3. Only a person that is over 18 and has full legal capacity, as well as a person that is over 13 and presents the Reception Desk with their legal carer's statement on the carer's liability for damages caused through the fault of persons specified in the statement can be checked in.
4. In the event the Guest cannot check in during the opening hours of the Reception Desk, the Guest must notify Lion Apartments at least a day before the Arrival Day by phone or e-mail.
5. Lion Apartments will instruct the Guest on check-in by e-mail at the latest on the Arrival Day.
6. In the event the Guest refuses to check in, Lion Apartments will terminate the Rental Agreement without notice and retain the Fee paid thereunder as a contractual penalty.

### IV. TERMS OF ACCOMMODATION

1. It is absolutely forbidden to smoke and consume intoxicating substances in the Room or Apartment. Otherwise, the Guest must pay a contractual penalty of PLN 500 per violation.
2. The Guests and Accompanying Persons that stay in the Room or Apartment must obey these Rules, the Night Quiet Time, OSH and fire protection regulations, and behave in accordance with savoir vivre rules.
3. In the event the Guest violates the above rules and, in particular, if the Guest is suspected to be under the influence of intoxicants, alcohol, in the state where the Guest is not able to make conscious decisions or behaves in an aggressive way towards Lion Apartments or service staff of the Apartment or Room, Lion Apartments may call the Police or security staff. In that case, Lion Apartments has the right to terminate the Rental Agreement with immediate effect and retain the Fee paid thereunder as a contractual penalty.
4. Third parties can stay in the Room or Apartment of the Guest from 8:00 to 22:00.
5. The Guest must not make the Room or Apartment available to third parties or animals that have not been reported during the ordering procedure. For the purpose of these Rules, the Room or Apartment is deemed to have been made available if animals or third parties stay in the Room or Apartment in the period from 22:00 to 6:00.
6. In the event Item 5 above is violated, the Guest may be charged for the cost of accommodation of such animals or third parties at rental rates applicable to people or animals during the term of the Rental Agreement.
7. As part of their use of the Room or Apartment, the Guest must not:
  - a) burn candles, incense, fire or garden grill;
  - b) sub-rent the Room or Apartment;
  - c) make the Room or Apartment available to third parties, even during the term of the Rental Agreement;

d) remove any furnishing or decorations from the Room or Apartment or move any furnishing or decorations between Rooms or Apartments;

e) leave animals or people below 13 years of age without supervision.

8. In the event the ban on burning candles, incense, fire or garden grill is violated, the Guest must pay a contractual penalty of PLN 500.

9. The Guest must close the windows and lock the entrance door every time the Guest leaves the Room or Apartment. The Guest is financially liable for the consequences of any inadequate protection or failure to protect the Room or Apartment.

10. In the case of certain Rooms or Apartments, the Guest will receive a gate remote control or card (hereinafter referred to as the "Remote Control"). The Guest must take care of the Remote Control. If the Remote Control is lost, Lion Apartments may charge the Guest for a contractual penalty of PLN 400.

#### V. CHECK-OUT

1. The Guest must leave the Room or Apartment at the latest by 11:00 on the Departure Day. Otherwise, Lion Apartments will charge a fee for the Room or Apartment on the following Hotel Days at rental rates applicable as at the Departure Day.

2. The Guest must inform the Reception Desk that they would like to extend the Rental Agreement at the latest by 14:00 on the day preceding the Departure Day by phone or e-mail. Lion Apartments will immediately inform the Guest whether the Rental Agreement can be extended and at what price.

#### VI. COMPLAINTS. LIABILITY OF LION APARTMENTS

1. Lion Apartments is liable for the loss or damage of things brought by the Guest into the Room or Apartment under terms and conditions applicable to a hotel administrator or a similar company in accordance with Art. 846 of the Civil Code, unless the damage results from the properties of a thing brought into the Room or Apartment or the damage is caused by Force Majeure or solely through the fault of an aggrieved person or a person accompanying, hired by, or visiting the aggrieved person.

2. The Guest has the right to file their complaint in the case of any infringement of the Rental Agreement.

3. Complaints may be filed by e-mail to the following address: [sopot@lion-apartments.pl](mailto:sopot@lion-apartments.pl).

4. If reasonable, the Guest may request Lion Apartments to arrive at the Room or Apartment.

#### VII. LIABILITY OF THE GUEST

1. The Guest is financially liable for damages resulting from the way of conduct of the Guest or third parties or animals in the Room or Apartment.

2. In the event Lion Apartments is requested to arrive at the Room or Apartment without reason, it is entitled to charge the Guest for a contractual penalty of PLN 200 plus the cost of arrival.

3. The Guest is liable for the loss or damage of things brought into the Common Areas.

#### VIII. MISCELLANEOUS

All matters not provided for in these Rules or the Website Rules are governed by the Civil Code.