

**GENERAL PROVISIONS between ALGECO BELGIUM NV, the lessor, and the CUSTOMER, the lessee:**

These general terms and conditions, which constitute a whole together with the special terms and conditions, apply to all leases and accompanying service agreements. None of the provisions in the correspondence received by the lessee can deviate from these, barring explicit and exact provisions to the contrary in the quotes or acceptances of the lessor or in the special administrative provisions applicable in the context of special specifications or in accordance with the rules for public contracts.

**1. ADMINISTRATIVE PERMITS - BUILDING PERMITS**

Prior to delivery, the lessee is deemed to have fulfilled all administrative formalities required for the installation of the material on its site, and ALGECO rejects any liability in case of problems or delays in obtaining the administrative permits and documents. Consequently, the lessee undertakes to submit proof of the required permits prior to delivery and Algeco must be notified of all problems experienced in obtaining the permits. If it does not do so, Algeco has the right to delay the delivery or the performance of the activities at the lessee's expense.

**2. ACCESSIBILITY - SAFETY OF THE PLACE OF DELIVERY**

Prior to every delivery and intervention the lessee must notify ALGECO of the health and safety regulations applicable at the place of delivery for external companies (health and safety plan, security protocol, instructions). Moreover, the lessee needs to check in advance whether the site is freely accessible for the lessor's vehicles and whether the necessary loading and unloading manoeuvres are possible to avoid any disruption that could slow down, obstruct or jeopardise the delivery or collection of the material regardless of the weather conditions. If, due to a lack of information or failure to report problems, additional transports, crane activities, loading or unloading manoeuvres or other activities are required, these are payable by the lessee.

**3. TRANSPORT - DELIVERY - COLLECTION**

The calculation of the prices for the transport, the delivery and the collection is based on the following basic principles: a lorry with open load platform and an axle load of at least 12 tonnes should not have any problem driving onto the site, such as, for example:

- low passage (minimum height 4.20 m);
- narrow entrance or traffic lanes (minimum width 3.50 m);
- fences;

- parked vehicles obstructing access or the installation;
- insufficient surface load-bearing capacity for the vehicle to drive on, load and unload.

Resurfacing and protective works to the underground, necessary for the passage of the lorry and for loading and unloading, as well as repairs of damage made to the existing underground by the lorry, are payable by the lessee. If direct placement of the material by the lorry on the support or foundation points is not possible, a crane must be provided for loading and unloading the material. These costs are not included. The same applies to collection. With regard to access to the site, the same conditions apply to the crane as for the lorry. Transport for collection is invoiced at the applicable price on the date of the collection. If it becomes apparent that the actual situation is different, Algeco has the right to change its prices accordingly.

**Exceptional transport (material wider than 2.55 m)**

Exceptional transport is bound to specific laws and regulations concerning driving and rest periods. Moreover, the obligatory routes — which are different in every region — need to be taken into account, as laid down in the Belgian Royal Decree concerning road traffic of exceptional vehicles and its annexes (see the applicable Belgian Royal Decree at the time of the transport). Requesting the necessary permits for transport or for unloading and loading activities, as well as for signage (parking prohibition, street closure etc.) is done at the lessee's risk and expense. If there is a request to collect the material in different stages, even though this was not specified in the original quote, the prices will be increased proportionally.

The lessee or its representative need to be present at the delivery or collection of the material to jointly check the condition of the material.

If the lessee cannot attend, the material is deemed to have been delivered in a good condition.

**4. UNDERGROUND FOR PLACEMENT**

The lessee is responsible for making sure the modular constructions are placed on built-up land that is in good condition, free of obstacles and equipped with the necessary drainage facilities. The stability of the underground must have adequate load-bearing capacity to place modular constructions. If the lessee installs the support or foundation points on which the material is installed, these works must be finalised before the delivery date. A tolerance of maximum 1 cm applies in terms of flatness. The installation of the support or foundation points, including the calculation of the de-

sign and the inspection thereof is fully payable by the lessee in this case. The lessee undertakes not to cement the modular constructions and not to affect their mobile nature in any way whatsoever. If the constructions are cemented or otherwise anchored regardless, the lessor has the right, on pain of a penalty and at the lessee's expense, to judicially demand restoration of these constructions in their original mobile state. The lessee undertakes to respect the lessor's comments regarding the installation or provided during an inspection of the material.

**5. CONNECTION TO VARIOUS UTILITIES**

**Water supply**

In the locations specified by the lessor, the lessee will provide water supply connections with a maximum allowed pressure of 3.5 bar for sanitary devices. If the pressure is higher, a pressure regulator needs to be installed at the lessee's cost.

**Water drainage**

The connections for the drainage of waste water are to be installed at the lessee's expense. On request, Algeco can also carry out these works, following which they will be invoiced to the lessee.

**Electricity**

The standard electrical installations of the modular constructions are provided on the outer wall of the modules and are compliant with the applicable standard and regulations. The modular constructions can be equipped with an electrical installation that meets the needs explicitly notified by the lessee: voltage and power to be delivered etc. Depending on the lessee's specified specifications, extra works can be executed and invoiced. The lessee is obliged to ground the installation and to connect it to the mains grid in accordance with the applicable standard and regulations.

**Certifications**

All certifications of the connections to various utilities by a competent authority as well as the possible obligatory periodic checks are for the lessee's account and responsibility. On request, Algeco can also carry out these works, following which they will be invoiced to the lessee.

**6. EQUIPMENT - SAFETY INSTALLATIONS**

Depending on the use of the leased material, the administrative and competent authorities may require special facilities: fire extinguishers, safety and/or emergency lighting, water supply points, panic locks, barriers or specific equipment not included in this list. In such case, these performances are subject to an additional invoice.

**7. USE - MAINTENANCE**

The lessee may only use the leased material for the purposes it is intended for. It is

deemed to be aware of the legal regulations, as well as the hygiene, health and safety regulations relating to the material's use and occupation. The lessee is therefore solely responsible for the consequences of non-observance of the aforementioned legal obligations. The lessee is responsible for the good condition of the material. It must treat the material with due care and is responsible for inspecting the material for as long as it is in its possession — even after expiry of the lease term — up to the moment of collection by the lessor. The lessee must, in particular, take all measures to protect the material against fire, water damage, frost, theft and other risks. If the purpose of the material is changed or the material is moved without the lessor's co-operation, the lessee must take all measures to guarantee the safety of the material and of the users at the new location or in the context of the new purpose (see Article 9). Relating to the normal use of the material and the accompanying equipment, the lessee must, in particular:

- comply with the instructions that are communicated and/or posted on the inside of the material;
- take responsibility for the regular inspections of electrical installations and safety installations (fire extinguishers, emergency lighting etc.);
- supervise the proper maintenance of the drainpipes and roofs through regular inspections (e.g. remove dry leaves, pine needles etc.);
- make sure no material or equipment is put on the roofs and prevent snow accumulating on the roofs.

The lessee must not make any changes to the structure of the material nor to the interior and the accessories, except with the lessor's explicit permission.

The lessee undertakes to take responsibility for the costs of the maintenance, repairs, renewal and replacement of the leased material as well as the interior and accessories. The lessor will carry out these works either during the lease period if this may not be interrupted or after collecting the material. The lessee is and remains liable to the amount of the value of the leased material and must notify the lessor of all defects observed relating to the material. The lessor is entitled to carry out all inspections it deems necessary.

## 8. RECEIPT OF THE MATERIAL AND EQUIPMENT

The material is deemed to have been delivered from the date of availability agreed before the delivery, and at the latest from the moment the delivery note was drawn up. All material the lessee takes receipt of is deemed to have been accepted, be complete and be in good condition. Any com-

plaints regarding the condition of the equipment must be made in writing within 24 hours of delivery.

## 9. HANDLING - TRANSPORT (MOVING)

As soon as the material has been made available, the lessee will bear the cost of the handling and transport of the material by the lessor, who is considered to be working on the lessee's instructions and for the lessee's account. If not, the lessee will be operating at its own risk. Under no circumstance can the lessor be held liable for delays in delivery. The lessee must not move the material or transfer it to another location without the lessor's written consent.

## 10. COLLECTION - DISCHARGE - CLEANING

The lessee must respect the period of notice referred to in the special terms and conditions.

The material must be completely accessible on collection. All objects or furniture not belonging to the lessor must be removed and all external connections must be disconnected. The material is deemed to have been taken over in the condition it was found by the lessor or one of its representatives. When the material is collected or changes lessee, an on-the-spot concise description is drawn up of the material, subject to a more thorough inspection at the lessor's workplaces which the lessee, if it wants, may attend to lend such inspection a contestable nature.

Unless otherwise agreed, the cleaning expenses of the modules will be charged to the lessee. If applicable, a detailed cost estimate is also drawn up for any repair, renewal and/or replacement of damaged and/or missing equipment and furniture for which the lessee must pay. If the lessee does not dispute this cost estimate on receipt in writing, the repair costs are invoiced in accordance with the applicable price and the missing equipment or furniture based on their replacement value. The lessee's absence or its refusal to accept the cost estimate will under no circumstance discharge the lessee from the obligations arising from Article 7.

Nor is the lessee discharged from its responsibility when the lessor has proceeded to remove or collect the material of its own accord.

If the material is not available or accessible on the date for collection specified by the lessee, the costs of the futile transport and the related expenses are payable by the lessee and the period of notice for collection will be extended accordingly.

## 11. SUBCONTRACTING

Algeco reserves the right to work with subcontractors. In such case, Algeco will only be liable to the extent the subcontractor is liable vis-à-vis Algeco.

## 12. METHOD OF PAYMENT

Invoices must be prepared in advance and are deemed to have been accepted if they are not disputed within 8 days of receipt by registered letter with acknowledgement of receipt. They must be paid by automatic transfer within 30 days after the issue date in the currency laid down in the agreement. However, in joint consultation with the lessee and without deviating from this obligation, the lessor is able to collect the owed amounts on another date and using another payment method. A unilateral deviation of the method of payment by the lessee will not result in a substitution of one debt for another.

Non-observance of the terms and conditions of payment — even relating to one invoice — will be considered a default, resulting in the lessor's claim becoming due immediately and payable without prior notice of default. It will result in the termination of the agreement by operation of law and will discharge the lessor from its contractual obligations. In the event an invoice is disputed by registered letter with confirmation of receipt, the lessee must pay the undisputed part of the claim on the agreed due date.

In case of late payment or non-payment, delayed interest is charged based on the interest rate specified in Article 5 of the Act of 2 August 2002 on late payment in commercial transactions, whereby the parties agree to extend the area of application of the aforementioned article to transactions relating to people who do not have the status of trader. This delayed interest is charged from the day after the due date of the invoice. By way of penalty clause, 12% of the recoverable amounts will be owed, subject to a minimum of € 250.

## 13. PAYMENT GUARANTEES - SECURITY - RETENTION OF TITLE

Prior to delivery or during the term of the agreement, the lessor reserves the right to demand security or any other payment guarantee (advance payment, bank guarantee, payment order, direct payment etc.). Security must take the form of a cash guarantee which is reimbursed following collection of all contractually owed amounts. In case of default of payment, bankruptcy, liquidation, judicial reorganisation, extension of payment or any related equivalent measure of the lessee this security is charged in proportion to the amount of the lessor's claim. The other guarantees will be activated. In case of sold furniture or equipment or when the lessee wishes to use the option offered to acquire the material, the lessor will retain title to the aforementioned goods until full payment of the amounts owed for the purchase.

## 14. LEASE TERM

### a) Normal lease agreement:

The term specified in the special terms and conditions constitutes an essential element of the lease agreement. On termination of the agreed period, the material must be returned. The lease term commences on the date the lessee takes receipt of the material. It will end on expiry of the notice period or on an agreed later collection date. The lessee must confirm the termination of the agreement in writing within the minimum term specified in the special terms and conditions. If the material is not returned as specified above, the agreement will continue under the same terms and conditions for an indefinite period, whereby each of the parties has the right to terminate it at any moment with due observance of the same formal requirements and period of notice. During the continuation of the agreement, Algeco reserves the right to charge a higher rent than the original rent. In case of an early return before expiry of the term specified in the special terms and conditions, Article 21 (a) is applicable.

**b) Long-term agreement with purchase option:**

The term specified in the special terms and conditions is irrevocably fixed. The lease term commences on the date specified in the special terms and conditions and will end on termination of the agreement. Within 60 days before the end of the agreement, the lessee must serve notice of its intention to purchase in writing in accordance with the provisions of Article 17. If this information is lacking, the agreement will continue under the same terms and conditions for an indefinite period, whereby each of the parties is entitled to terminate it at any moment with due observance of the same formal requirements and period of notice as for the normal lease agreement. In case of an early return during the term of the agreement, Article 21 (a) applies.

**15. INALIENABILITY**

All the lessor's modular constructions are identified with a sign or brand marking. The property rights in the context of this lease agreement are laid down by the laws and customs based on which it is impossible to acquire or own a property, lien, pledge, retention right or privilege relating to the leased material. The lessee undertakes to enter the material as leased material in its accounts and to present it as such on all occasions. The lessee must refrain from all transactions, regardless of whether this concerns a sale, security deposit, pledge, transport or loan, for which the material could come into consideration. 16. SUB-LETTING Any transfer of the consequences of this agreement is formally excluded, barring with the lessor's explicit prior and written consent. In this last case, the initial lessee will remain jointly and severally liable for the material with the transferee vis-à-vis the lessor and the amounts

owed at the end of the agreement must be paid in full.

**17. DAMAGE WAIVER**

This Article 17 will only apply to the extent that the lessee has paid the damage waiver premium, exclusive of VAT (the "damage waiver premium" as defined in the relevant lease contract). The lessee's timely payment of the damage waiver premium relieves the lessee of liability in excess of the damage waiver excess (namely the amount stated in the lease contract as the "damage waiver excess" per damaged item of leased material) for any loss or damage to any leased material [and, only if such are covered by the "360° service items" option of the damage waiver taken out by the lessee (i.e. associated items, services, or optional extras leased or sold by the lessor to the lessee in addition to any leased material under this agreement, including air conditioners, furniture, equipment, generators, toilets and fire extinguishers and related service packages, and subject to any applicable terms (the "360° service items"))] during the lease period caused by insured risks ("damage waiver"), i.e. fire, act of vandalism (by a person other than the lessee, its employees, agents and contractors) and theft from a secure or guarded site. The damage waiver does not provide cover for exclusions (meaning any loss resulting from a risk which is not an insured risk, wilful misconduct by the lessee or its employees agents or contractors, any loss of leased material revealed only when an inventory is made, [loss of generating equipment in or connected to powered buildings,] physical injury, glass breakage, civil or foreign war, nuclear damage, terrorism, embargo/destruction upon request by government or public authority, wear and tear, theft from an unsecure or unguarded building or site, fraud, dishonesty, business interruption, indirect damages, loss damage or re-instatement of ground around the site, losses or damage resulting from the incorrect use and maintenance of the leased equipment and loss occurring outside Belgium or any other circumstances not covered by the insured risks) and the lessee remains liable for any loss or damage to any leased material arising from the exclusions and any other circumstances not covered by the insured risks.

If any leased material is lost or damaged, the lessee must do the following before it can limit its liability under Article 17:

- have paid the premium for the damage waiver and all other amounts owed by it to the landlord;
- pay the remaining excess of the damage waiver;
- demonstrate that it has taken reasonable precautions against loss, damage, theft and forced entry;

- notify the lessor in writing of any loss or damage to the leased material within five business days of becoming aware of such damage and have submitted a theft report form available from the lessor;
- if required by the lessor, deliver to the lessor, to its reasonable satisfaction, evidence of the loss or damage (including any police reports in the event of theft, vandalism or forced entry), within the same business day of becoming aware of such event; and
- comply or have complied with all the terms and conditions of this agreement.

The parties acknowledge and agree that the damage waiver in this Article 17 does not cover any general liability incurred by the lessee (including any loss or injury to third parties) or its or any third party's use of the leased material, any consequential loss incurred by the lessee or any third party, or any of the exclusions.

If the lessee declines the damage waiver or is not up to date with the payment of the damage waiver premium in relation to all of the leased material, it will be required to insure the leased material itself in accordance with Article 18.

**18. INSURANCE**

From delivery and during the entire term of the lease agreement to the collection of the leased material, the lessee, in its capacity as holder and legal custodian of the leased material, is solely liable for all cases of damage, loss, theft or destruction regardless of its cause, both for its own account and for the lessor's account. The lessee is obliged to insure, at its own expense and with a reputable insurance company, the leased material and the leased equipment and furniture during the full lease period, against all risks, loss or damage including all third-party and civil liability risks arising out of the ownership or use of the leased material to an amount not less than the full new replacement value of the leased material. The lessee is personally liable for damage to its personal goods and possessions, and declares that it and its insurers waive any right of recourse against the lessor and its insurers.

Damage to the leased material can be insured in two ways:

**a) the lessee takes out its own insurance**

By no later than upon acceptance of the material, the lessee must submit the insurance certificate for the insurance it has taken out in view of the signed lease agreement to the lessor. This certificate must specify the references of the signed agreement and the amount of the guarantees and excesses, as well as the fact that the insurance company undertakes to pay the damages to the lessor. In the absence of this, the lessor reserves the right to automatically add the lessee to the contract of insurance it signed in accordance with the

conditions of Article 18.b). In such case, the lessee will opt for the "damage waiver" formula.

**b) the lessee is added to the insurance contract the lessor has taken out with its insurance company,** and in addition to the lease amount, the lessee must also pay the corresponding premium as specified in the special terms and conditions of the lease agreement. The cover provided by this insurance is described in detail in the enclosed policy conditions.

*Damage to third parties:* The lessee is liable for damage caused by the leased material to third parties during the lease period. It must therefore take out third-party liability insurance that covers all damage caused by the leased material to third parties and that indemnifies the lessor against any liability whatsoever.

*Claims:* In case of a claim, the lessee undertakes:

- to take all appropriate measures to safeguard the lessor's or its insurer's interests;
- to notify the lessor and confirm the circumstances and the nature of the claim within 48 hours by registered letter with confirmation of receipt;
- in case of theft of the material or theft of equipment following forced entry to the material, have an official report drawn up and enclose the associated proof of receipt with the registered letter in which it notifies the lessor of the damage.

## 19. LONG-TERM AGREEMENT WITH PURCHASE OPTION

At the end of the irrevocable lease term, the lessee must notify the lessor of what it wishes to do: return the material or purchase the material for the value agreed between the parties. Any purchase request must be submitted within 60 days before the end of the irrevocable lease term. Purchase will not result in a substitution of one debt for another in the context of the agreement that specifies the aforementioned purchase option, whereby the buyer acknowledges to know and accept the general terms of the lease agreement, as well as those specified on the lessor's order confirmation. In the absence of timely notice by the lessee, the agreement, regardless of the reason why the lessee fails to serve notice of its choice within the allowed period, will become a normal lease agreement without the option of any transfer of ownership to which these conditions apply.

## 20. PRICE REVIEW

- Lease prices are reviewed annually from the month of January.
- Unless disassembly and transport/collection charges have been paid in advance, these prices are updated on the date of collection.

The health index serves as the reference index:  $Py = Py-1 * (ly / ly-1)$

Py = Price for the new year (e.g. Y)

Py-1 = Price for the past year (e.g. Y-1)

ly = Health index for December of the previous year (e.g. Dec Y-1)

ly-1 = Health index for December of the year preceding the previous year (e.g. Dec Y-2)

## 21. TERMINATION OF THE AGREEMENT

a) In case of non-observance of the payment provisions or any other special provision of the agreement, the agreement will be terminated by operation of law. The lessee must:

- return the material to the lessor at the location indicated by the latter, with all related costs payable by the lessee;
- pay the additional amount for the associated performances not yet paid for;
- pay the lessor a contract severance fee to the amount of the lease amount, exclusive of VAT, which is still owed to the end of the normal lease period.

If the lessee refuses to return the material, an enforceable judgment to force it to do so will suffice.

b) In case of bankruptcy, reorganisation, extension of payment, judicial reorganisation, voluntary or judicial liquidation of the company/lessee, transfer of operations or fund, merger, demerger or partial contribution of assets, the agreement may also be terminated by operation of law by the lessor, without prejudice to the execution of the contractual obligations to which the lessee is obliged until the date of the aforementioned changes and subject to the agreement between the lessee's successors to continue the lease. This solution will also be opted for in case of death, bankruptcy, judicial reorganisation, extension of payment or a related equivalent measure of the lessee/natural person.

c) If the order or the agreement are cancelled before or after the provision of the material, the expenses already incurred in the context of the execution must be reimbursed by way of damages: the costs of studies, preparatory activities, delivery, assembly, disassembly, collection and repair (this list is non-exhaustive).

## 22. FIRMS IN DIFFICULTIES

In case of an amicable settlement, the provisions of Article 20 are applicable by operation of law. In case of bankruptcy, reorganisation, extension of payment, judicial reorganisation and voluntary or judicial liquidation, the legal provisions are applied. On the grounds of Article 15 of our terms and conditions and Article 101 of the Belgian Bankruptcy Act, the material and the equipment that are the subject of this lease agreement will remain the property of the lessor.

## 23. INDIVISIBILITY

If the lessee has concluded two or more lease agreements with the lessor, all these agreements constitute an indivisible whole, so that the termination of one automatically results in the termination of the other agreements, if the lessor deems this appropriate (see Article 21).

## 24. General Data Protection Regulation

We collect and process the personal data we receive from you for the purpose of the execution of the agreement, customer management, accounting and direct marketing activities. Our legal grounds for doing so are the execution of the agreement, the fulfilment of legal and regulatory obligations and/or our legitimate interest. The data controller is Algeco Belgium NV, Schoebroekstraat 34-36, 3583 Beringen, Belgium. Your personal data will only be passed on to processors, recipients and/or third parties insofar as necessary for the aforementioned processing purposes.

The customer bears responsibility for the correctness of the personal data it provides to us and undertakes to comply with the General Data Protection Regulation with regard to the persons whose personal data it has transmitted to us, as well as with regard to any personal data it may receive from us and our employees.

The customer confirms that it has been adequately informed about the processing of its personal data and about its rights of access, correction, deletion and objection. For more information, please see our Data Protection Notice, which can be found on our website.

## 25. APPLICABLE LAW AND ELECTION OF DOMICILE

For the performance of this agreement:

- the lessor elects domicile at Schoebroekstraat 34-36, 3583 Paal-Beringen, Belgium, and
- the lessee elects domicile at the address specified in the lease agreement.

Disputes between the parties are, depending on the lessor's choice, submitted to the Court of Commerce of Hasselt or the Court of Commerce of Brussels, or if applicable, to the Justice of the Peace in their judicial district.

## 26. TAXES - LEVIES - COSTS

It is expressly agreed that all taxes, land taxes, fiscal or other levies which could be owed relating to the goods that are the subject of this agreement, and all costs and rights referring to this agreement or which could arise from it, are solely payable by the lessee, who undertakes to pay such costs.