



BUILDING REGULATION

In order to create and maintain a community based on mutual respect and trust, the lessor and the tenants of “PROJECT 151” commit to comply with this building regulation. Taking into account the special characteristics and in particular the residential use of the building, the needs and requirements for a smooth coexistence in it and in order to achieve viability, proper operation and safety of persons, the following rules have been established and are accepted.



BUILDING REGULATION

A. DEFINITIONS

1. Expenses for the use of apartments: Expenses required for the regular use of the apartments, i.e., those related to the consumption of electricity, water and sewerage, heating and the provision of wireless internet access.
2. Apartment: An independent individual part of the building, which can be used as a residence. The balconies of each residence are included in the concept of the apartment.
3. Accommodation: The permanent settlement and installation of a third party in an apartment. A third party who resides in an apartment for more than thirty (30) days, is presumed to have settled permanently in it.
4. Administrator of the building: The natural or legal person, as legally represented, who has been assigned to carry out management operations in the name and on behalf of the lessor.
5. Lessor: The Société anonyme with the name “151 REAL ESTATE DEVELOPMENT SOCIETE ANONYME” and the distinctive title “151 REAL ESTATE DEVELOPMENT S.A”, with Registrar no. 146692201000, T.I.N. 996966711 and e-mail address info@project151.gr, seated in Athens, at 124b, Vasilissis Sofias Avenue, as it is legally represented, as well as any other natural or legal person or entity, which enters into its rights and obligations towards the tenants.
6. Apartment equipment: Any component or annex (movable) located inside the apartments, is owned by the lessor and serves the use of the apartment. Components or annexes are in particular electrical appliances, furniture, doors and windows, sanitary ware and decorative items.
7. Authorized personnel: Any person who is assigned to carry out management operations in the name and on behalf of the lessor or the administrator of the building.
8. Visitation: The stay of a third person in the building for a period equal to or less than twenty-four (24) hours.
9. Regulations: This building use regulations.
10. Smoking: The use of products and equipment that produce smoke or steam by burning or heating solid, liquid or gaseous materials.
11. Occupation of common areas: The permanent stay of persons or the placement-installation of things in common areas, in a way that prevents, permanently or temporarily, access to them and is opposed to their intended use.
12. Residence: Covered space used for the accommodation of persons.
13. Pet: Animals of any kind that live with humans.



14. Central bulletin board: Place for posting instructions and announcements, addressed by the lessor and / or the building administrator to the tenants and third parties. The central bulletin board is also available in electronic form on the website www.project151.gr.
15. Common equipment: Any component or annex (movable), which is located in a common area, belongs to the lessor and serves the common use. Components or annexes are in particular electrical appliances, furniture, frames, sanitary ware, fitness equipment and decorative items.
16. Common areas: Any external or internal space of the building, except the apartments, the terraces and the premises of the cooperating enterprises.
17. Building: The building located on 63, Papanastasiou Street, Thessaloniki.
18. Tenants/Lessees: Persons who have entered into a lease agreement with the lessor.
19. Instructions: Any written or oral direction and suggestion of the lessor and / or the administrator of the building given through their legal representatives and / or their authorized personnel and concerning the rights and obligations of the employees and third parties for the use of the building (apartments and common areas) and the surrounding area.
20. Organized gatherings or events: Pre-scheduled gatherings of a group of people with a common purpose, which take place inside the building or in the surrounding area.
21. Surrounding area: The property of 63, Papanastasiou Street, Thessaloniki, except for the building.
22. Collaborating enterprises: Companies or sole proprietorships, which are authorized by the lessor or the administrator of the building to sell products and provide services inside the building. These are specifically those that provide technical services, services of cleaning, use of laundry and distribution of food, beverages or other products.
23. Uses of apartments: The uses, which, according to good faith and business ethics, take place in properties intended for dwellings.
24. Third parties: Any person other than the lessor, the tenants, the building administrator and the authorized personnel.
25. Hospitality: The accommodation of a third party in the building, which does not constitute a permanent installation and lasts for a period of time less than 30 days.
26. Quiet hours: During the summer period the hours between 15:00 to 17:30 and 23:00 to 07:00. During the winter period the hours between 15:30 to 17:30 and 22:00 to 07:30. Summer period is considered the period from April 1st to September 30th. Winter period, is considered the period from October 1st to March 31st.
27. The above applies without prejudice to future legislative provisions amending them.



B. GENERAL RULES

1. Rights and obligations. The rights and obligations of the lessor and the tenants of the apartments are provided for by a) the private lease agreement, b) this regulation, c) the instructions and d) the law. Violation of the rules contained in the above under a - d constitutes a breach of contractual obligations and has the effects provided for by the contract between the lessor and the tenants and by the law.
2. Delivery and return of apartments. The delivery of the apartments to the tenants is carried out by the lessor and / or the administrator of the building or by authorized personnel and is proved by the signing of a document entitled "PROTOCOL OF DELIVERY-RECEIPT OF APARTMENT". The return of the apartments by the tenants takes place immediately after the end of the lease to the lessor and / or the administrator of the building or to authorized personnel and is evidenced by the signing of a document entitled "PROTOCOL OF RETURN-RECEIPT OF APARTMENT".
3. Exclusion of tacit re-lease. Even if after the expiration of the lease the tenant continues to use the apartment and the landlord knows this and does not object, it is not considered that the lease is renewed indefinitely.
4. Subletting-Concession of use. Subletting and concession of use to a third party in any form, even without consideration, is prohibited.
5. Visiting and hosting third parties. The visit and hosting of third parties (stay for less than thirty (30) days) is allowed without any financial consideration. Third parties who visit tenants or are hosted by them have the same obligations as the tenants during their stay in the building. Tenants must inform these persons of their obligations. In case of any damage from them, the tenants are also liable.
6. Third party accommodation. The accommodation of third parties in a tenant's apartment is allowed, only after the prior approval of the lessor and subject to the payment of the prescribed monthly fee by the tenant. The approval is given by the lessor or the administrator of the building via email. Requests for approval of third-party accommodation must be submitted to the lessor or building administrator at least five (5) calendar days prior to the first day of third-party accommodation. The requests are submitted via e-mail to the email address info@project151.gr, with subject "APPLICATION FOR APPROVAL OF ACCOMMODATION" and includes at least the name and apartment of the applicant, the duration of the planned stay of the third person, and a statement of the tenant that he has informed the third person of his obligations during his stay. In case the request is not answered, it is considered rejected.
7. Categories of apartments-Additional charges for accommodation of third persons. The apartments are divided into four categories ("Blue Studios" / "Brown Studios" / "Yellow Studios" / "Suites"). The category to which each apartment belongs is defined by the lessor and is published at www.project151.gr. If the apartment belongs to one of the categories "Blue Studios" and "Brown Studios", according to the information posted on the website www.project151.gr at the time of concluding the lease, it is allowed to accommodate up to one (1) additional person in it, for which a fee equal to fifteen percent (15%) of the agreed monthly rent will be



charged. If the apartment belongs to one of the categories “Yellow Studios” and “Suites”, according to the information posted on the website www.project151.gr at the time of concluding the lease, it is allowed to accommodate up to two (2) more persons in it. In this case, the stay of the first person other than the tenant does not imply any additional financial compensation, while for the accommodation of the second person a fee equal to fifteen percent (15%) of the agreed monthly rent will be charged. Accommodation of a third party in an apartment beyond the period of visitation, as defined above, without the prior approval of the lessor and the payment of the fee as provided in this Regulation, constitutes a breach of contractual obligation by the tenant, for which the penalty amount equals to 1/30 of the monthly rent for each day of residence of the third person.

8. Smoking. Smoking is only allowed outdoors, including the balconies. Smoking is prohibited in the interior of the building (common areas and apartments).
9. Pets. Pets of any kind are not allowed in the building and the outdoor area, except in special cases.
10. Parking of means of transport. Parking of any kind of means of transport in the building and its surrounding area is not allowed. As an exception, parking of bicycles and electric scooters is allowed in specifically designated areas in the surrounding area.
11. Quiet hours. Quiet hours must be observed in any instance. Organized gatherings or events during quiet hours are not allowed. Exceptionally and only when deemed absolutely necessary by the lessor, the building administrator or authorized personnel are allowed to carry out works during the quiet hours.
12. Interventions on the exterior of the building. Any action, permanent or temporary, that affects the exterior of the building, such as, in particular, the display of clothing, the placing of flags, symbols or other insignia, is not permitted.
13. Building security - Security measures - Closed circuit TV monitoring of common areas. Tenants are required to contribute to the security of the building, following the instructions of the lessor, the building administrator and the authorized security personnel. For the observance of the security of the building, any person who enters the building is obliged to declare to the security personnel, the number of the apartment which he visits and the name of the tenant, as well as to accept the control and the recording of his data. In order to allow the entrance to the building to a third party, the tenants must timely inform the security personnel before the arrival of the third person. Security personnel may deny entrance to the building to any person that does not meet the security requirements of the building.
14. For the control of incoming and outgoing persons, as well as for the good use of the common areas and the common equipment, the lessor has installed CCTV cameras in the common areas of the building for monitoring and recording. By signing the private lease agreement, the tenants state that they provide their consent for the lessor to use these means of monitoring and recording in the common areas, for the safety of the persons and the building, as well as for the observance of the safety and the good use of common areas and common equipment.



15. The lessor, the building administrator or other authorized personnel reserve the right to prevent access to the building to any professional other than employees of cooperating companies. In particular, persons providing technical services, apartment cleaning services, delivery of food, beverages or other products and post persons or couriers are not allowed to enter. Products and services of any kind inside the building are allowed to be provided exclusively by cooperating companies. Tenants can contract the cooperating companies directly for the purchase of products and the provision of services (e.g., delivery of food, beverages or other products, apartment cleaning, etc.) In this case, the costs are borne by the tenants.
16. Inspection of the apartments. The lessor, the building administrator and the authorized personnel are entitled to visit and inspect the condition of the apartments with prior notice to the tenants by e-mail stating the day and time of the visit, at least twenty-four (24) hours before the visit. If it is still not possible to inspect the apartment after the first notice for any reason, the procedure is repeated. If it is still not possible to inspect the apartment for any reason, the lessor, the building administrator or the authorized personnel may enter the apartment by their own means without the tenant's consent. In this case, no liability of the company arises. The notice requirement does not apply in exceptional cases, such as when tenants breach their contractual obligations, causing danger or harm to any person or the lessor. In these cases, the lessor, the building administrator or the authorized personnel can enter the apartments directly by their own means, without any liability arising for them.
17. Loss of keys – means of access. In case of loss of keys or other means of access to the building or apartments, tenants are obliged to immediately inform the lessor or the administrator of the building via email to the email address repairs@project151.gr. The costs required to restore the security of the building and / or apartments are borne solely by the tenant who has lost the keys or other means of access.

F. RULES FOR THE USE OF THE APARTMENTS

1. Permissible use of the apartments. Tenants have the obligation to use the apartments exclusively as dwellings. All regular uses of dwellings are permitted under the terms of compliance with the agreement between the lessor and the tenant, unless a use is specifically prohibited.
2. Prohibited uses of the apartments. Any use that is not among the regular uses of dwellings is prohibited. Indicatively, the use of apartments as commercial stores, offices and business premises of any kind, as well as venues for events and gatherings is prohibited.
3. Costs of the use of the apartments. The costs of using the apartments, i.e., those related to electricity consumption, water supply and sewage, heating and cooling, common expenses and the provision of wireless internet services are borne by the lessor.
4. Damages in the Apartments. The lessor is responsible and bears the costs of repairing the damages in the apartments, only if these are caused by regular use. Damages due to misuse by tenants must be reported to the building administrator without delay via email to repairs@project151.gr and in case of emergency by any other appropriate means, in order to be restored immediately by the administrator and under his supervision and at the expense of the



tenant who has caused them. It is forbidden to perform works in the apartments by technicians who are not authorized by the lessor or the administrator of the building.

5. Apartments' equipment. The equipment of the apartments belongs to the lessor. Tenants are required to use the equipment with increased care, in accordance with the instructions and its intended use, to keep it functional and clean. The removal of the equipment from the apartments or its replacement is prohibited in any case. The ban applies even if the removed equipment from the apartments is replaced with similar or superior quality. The lessor is responsible and bears the cost of replacing the equipment or repairing its damage, only if it is caused by regular use. Damages due to misuse by tenants must be reported to the building administrator without delay via email to repairs@project151.gr and in case of emergency by any other appropriate means, to be restored immediately by the administrator and under his supervision and at the expense of the tenant who has caused them. It is forbidden to carry out works on the equipment of the apartments by technicians who are not authorized by the lessor or the administrator of the building.
6. Interventions inside the apartments. Any remodelling, repair or replacement work inside the apartments may only be carried out by the building administrator and / or authorized personnel. Changes and interventions in the apartment, as well as on installations permanently connected to the apartment's equipment of any kind by the tenants is prohibited. Especially the creation of holes in the walls of the apartments by any means is prohibited. In case of any violation of this prohibition, the lessor is entitled to demand from the tenant the return of things to the previous situation and the complete restoration of the damage.
7. Obligation to make good use of the apartments and their equipment. Tenants are required to use their apartments and equipment properly and carefully and to take all measures indicated to them by the lessor, the building administrator and / or authorized personnel in order to protect them and maintain their good condition. In case of damage, they are obliged to take any action that they deem necessary or beneficial to limit it, unless there is a risk to themselves, other persons or the lessor. In addition, they are required to notify the building administrator via email to repairs@project151.gr or by any other appropriate means and without any delay for any damage or deterioration of the condition of the apartments and / or their equipment.
8. Cleaning of the apartments. Tenants are required to keep the apartment space tidy and clean, according to the relevant instructions. They are responsible for the regular removal of waste from the apartments. The apartments should be regularly and adequately ventilated. To ensure the hygiene of the apartments, the tenants are obliged to follow the instructions of the building administrator and / or the authorized personnel.
9. Dangerous objects inside the apartments. Keeping flammable, bulky, polluting, smelly or otherwise dangerous and harmful objects inside the apartments is prohibited. For the safety of the apartments and the building, the installation, maintenance and use of heating and cooling media is not allowed in particular, except those installed by the lessor. If any dangerous objects are found, for any reason, inside the apartments, the building administrator should be notified immediately via e-mail to repairs@project151.gr and in case of danger by any other appropriate means, in order to be removed under his supervision and in compliance with all prescribed safety measures.



10. Obligation to limit and tolerate negative effects. Tenants are obliged to avoid or limit as much as possible the negative effects on the other tenants from the use of the apartments, such as those of sound, noise, heat, vibration and any activity that may adversely affect the use of the apartments by other tenants. Especially for sounds and noises of all kinds, the permissible limit is set at 35 db. Tenants are obliged to tolerate any negative impact, if this is objectively impossible to be avoided or limited or if it comes from the regular use of the apartments, the common areas and the common equipment, provided that the use of their apartment is not significantly affected.

Δ. RULES FOR THE USE OF COMMON AREAS AND COMMON EQUIPMENT

1. Common areas and common equipment. The common areas and the common equipment are used exclusively by the tenants in accordance with the regulation, the instructions of the administrator of the building and the NPHO and their intended use.
2. Use of common areas and access to them. The common areas (laundry, fitness room, webinar rooms, etc.) remain accessible to all tenants during the scheduled days and hours, as published on the website www.project151.gr, provided they register in the calendar tables that are available on the above website, for the desired day and time provided that the spaces are available for the specific time period. The terms and conditions of use of the common areas are announced in the relevant instructions posted on the above website. Occupancy of common areas is prohibited. The lessor, the building administrator and the authorized personnel reserve the right to block access to public areas whenever deemed necessary by them, in particular for the execution of works, the prevention of impending dangers and accidents. In particular, for each of the common areas, the terms and conditions set below apply:
 - » Webinar Rooms: The reservation must be made at least twenty-four (24) hours before the desired time. The maximum daily usage is two (2) hours for each tenant. The maximum number of people who can use the Webinar Rooms simultaneously is set by the building administrator and is announced on the website www.project151.gr. The building administrator reserves the right to set an hourly rate for the use of the Webinar Rooms provided it is announced on the website www.project151.gr at least one (1) month before the start of the charge.
 - » Fitness Room: The maximum daily usage is one (1) hour for each tenant. The maximum number of people who can use the Fitness Room simultaneously is set by the building administrator and is announced on the website www.project151.gr.
 - » Lounge: Tenants may attend and use the Lounge provided that the number of people present does not exceed the permitted limits, as set by the building administrator and posted on the website www.project151.gr. In case of events, a reasonable fee may be applied to allow access to the Lounge. The lessor and the administrator of the building reserve the right to lease the lounge to third parties for events, provided that it is announced on the website www.project151.gr at least 1 week beforehand.
 - » Bicycle parking: The bicycle parking is used by the tenants after submitting a rele-



vant request to the administrator of the building via e-mail to info@project151.gr and after his approval. The right to use the bicycle parking space is granted by order of priority. The building administrator or the authorized personnel reserve the right to remove from the bicycle parking any vehicle parked without complying with the previous conditions. There is no cost for parking the bicycles. The lessor and the manager of the building are not responsible for any damage that may be caused to the parked bicycles by third parties.

- » Scooter charging station: The scooter charging station and parking is used by the tenants after submitting a relevant request to the administrator of the building via e-mail to info@project151.gr and after his approval. The right to use the scooter charging station is granted by order of priority. The building administrator or the authorized personnel reserve the right to remove from the scooter charging station and parking any vehicle parked without complying with the previous conditions. There is no cost for parking and charging the scooters. The lessor and the manager of the building are not responsible for any damage that may be caused to the parked scooters by third parties.
 - » Storage: Tenants may store personal belongings in the building's storage, only if there is availability. The right to use the storage space is granted by order of priority. The storage space is not accessible to the tenants, without the accompaniment of authorized personnel of the administrator. For the storage of personal belongings, the tenants are obliged to submit a request through the electronic platform that is available on the website www.project151.gr. If the request is accepted, they arrive at the specified day and time at the place indicated for the delivery of the items to be stored. A necessary condition for the use of the storage space is the detailed statement of the items that are stored and the storage duration. The authorized personnel who receive the items to be stored, reserves the right to refuse to receive and store them for any reason, especially when they are considered dangerous to tenants, third parties, the building or other items that are stored or may be stored in the storage. The administrator of the building reserves the right to set a fee for the use of the above space, provided that it is announced on the website www.project151.gr at least one (1) month before the start of the charge.
3. Use of premises of the collaborating companies and access to them. The premises of the cooperating companies remain accessible to all tenants during their set days and hours. The terms and rules of use of the premises of the cooperating companies are defined by them. In particular, for the use of washing machines, it is required the prior registration of the tenants in the calendar tables that are available on the website www.project151.gr for the day and time that they wish, on condition that the washing machines are available for the specific period of time.
 4. Obligation to keep common areas in good condition. Tenants must keep common areas tidy and clean. The cost of regular cleaning of common areas is borne by the lessor. Any intervention, permanent or temporary, in public areas is not allowed. If any dangerous objects are found for any reason in the public areas, the building administrator and / or the authorized personnel should be notified immediately, so that they will be removed under their supervi-



sion and in compliance with all prescribed safety measures.

5. Damages in common areas. The lessor is responsible and bears the cost of repairing damages in the common areas, only if they are caused by regular use. Damages due to misuse and especially in violation of the instructions, must be reported to the building administrator and / or the authorized personnel via email to repairs@project151.gr without any delay and in case of danger by any other appropriate means, in order to be restored immediately under his supervision and at the expense of the person who caused them.
6. Organized gatherings or events in common areas by initiative of the tenants. Organized gatherings or events in common areas are not allowed without the prior approval of the lessor or the building administrator, which is given via email. Requests for approval for organized gatherings or events are submitted to the lessor at least ten (10) calendar days before the date they are scheduled to take place. Requests are submitted via email, which is sent by the tenant to the email address event@project151.gr with subject "APPLICATION FOR APPROVAL OF ORGANIZED GATHERING OR EVENT" and includes the name and apartment of the applicant, the date, the planned place and time during of the event, as well as a brief summary of the event. The lessor reserves the absolute discretion to approve or reject the request. In case that the request is not answered, it is considered that it is rejected. In case of rejection of a request due to the type/content of the organized gathering or event, the re-submission of a request with the same content is not allowed.
7. Organized gatherings or events in common areas by initiative of the lessor. Organized gatherings or events in common areas by initiative of the lessor may take place. The information is provided by posting on the website www.project151.gr and / or by e-mail to the tenants. All tenants are entitled to participate in organized gatherings or events held by initiative of the lessor. The participation of third parties in them is allowed, provided their details are communicated to the administrator of the building via e-mail to the email address event@project151.gr and approved by him.
8. Supervision of organized gatherings or events. Organized gatherings or events in common areas are supervised in each case by the lessor, the building administrator and / or the authorized personnel. The latter reserve the right to request the cessation of any organized gathering or event or the removal of certain persons, if they consider that the lessor or any other person is harmed or may be harmed.
9. Organized gatherings or events against the law or good morals. Organized gatherings or events in common areas are prohibited if they are against the law or any regulation or are contrary to good morals.
10. Common equipment. The common equipment is owned by the lessor. Tenants are required to use the equipment with increased diligence, in accordance with the instructions and its intended use, to keep it functional and clean. Its removal or replacement is prohibited in any case. The ban applies even if the equipment removed is replaced with superior quality of the same kind.
11. Instructions for the use of common equipment. Instructions for the proper use of common



equipment are contained in a document, posted in a prominent place in the area where the equipment is located. Tenants are required to strictly follow these instructions, as well as any other specific instructions given by the building administrator or the authorized personnel.

12. Damage to the common equipment. The lessor is responsible and bears the cost of replacing the common equipment or repairing its faults, only if the damage is caused by regular use. Damage due to misuse and especially non-compliance with the instructions for use, must be reported to the building administrator via email to repairs@project151.gr and in case of danger by any other appropriate means, to be repaired immediately under his supervision and at the expense of the person who caused it.

E. FINAL PROVISIONS

1. Communication between lessor and tenants. The communication between the lessor and the building administrator on the one hand and the tenants on the other hand will also take place by exchanging e-mails to and from the e-mail addresses, as they have been announced. Statements against each other, contained in emails, are considered to have been addressed to the person to whom they are addressed, immediately after they have been properly sent to the above email addresses.
2. Amendment of this regulation. Amendments to this regulation are made only by initiative of the lessor. The lessor is obliged to post the amended regulation at the electronic address www.project151.gr, as well as to send a relevant e-mail to the tenants. After the lapse of three (3) calendar days from the day following the observance of the above formalities, they are considered as agreed and binding.



