

STUDIO RENTAL TERMS GJERDRUMS VEI 6

English translation for information only. The Norwegian version is legally binding.

1. Purpose

This agreement governs the terms for hiring a studio and associated support areas, hereinafter called the Rental Object, from Dagslys AS. If terms other than those set out in this agreement are to apply, they must, to be valid, be set down in writing in a separate agreement document, to which these standard rental terms shall be attached and of which they shall form part. All quotes are subject to change.

2. Calculation of hire

The hire period runs from and including the day the Customer takes over the Rental Object, or from the time agreed for the takeover. The rental period lasts from the pre-agreed time of takeover until 06:00 on the pre-agreed date, when the right to use the Rental Object returns to Dagslys AS.

Use of special paint and the like is charged in addition to the quoted price.

3. Invoicing – payment terms

Hire is invoiced in accordance with the price list in force at any time or in accordance with the agreement document entered into. For long-term hire a separate invoicing plan is prepared. Late payment incurs interest at the rate in force at any time under Norwegian law. Invoices are due for payment 10 days from the invoice date unless otherwise agreed in writing. Any complaint about an invoice must be made within 10 days of the invoice date. Any agreed deposit or advance payment must be paid before the Rental Object is handed over. Deposits and advance payments are set off against the final invoice.

4. Handover and return

Dagslys AS undertakes to hand over the Rental Object clean, in full working order and compliant with regulations. Risk and responsibility for the Rental Object lie with the Customer from the time the right of use is taken over from Dagslys AS until it is returned. The Rental Object must be taken over at the agreed time. If it is not taken over at the agreed time, Dagslys AS will charge hire from and including the agreed rental date, or until the agreement is terminated. If the Rental Object differs from what was agreed, the Customer shall notify Dagslys AS immediately, and Dagslys AS may then make corrections. If the Customer has not notified Dagslys AS of faults and/or defects within 1 working day, the Rental Object shall be deemed to have been free of faults at takeover. The Customer is responsible for returning the Rental Object in full working order and free from damage. Damage to the Rental Object found on return will be remedied by Dagslys AS at the

Customer's expense. A new day's hire is charged if the Rental Object has not been cleared of equipment and restored to the agreed condition by 06:00 on the agreed day. Where the price list does not cover the object being hired out, the rent for it shall be agreed in writing before the rental period starts.

5. Subletting

The Customer may not sublet or transfer its rights under this agreement to others, or make any legal dispositions (transfer, pledging, etc.) over the Rental Object without the consent of Dagslys AS.

6. Supervision and use of rental objects

The Rental Object shall be used solely for the tasks – and under the working conditions – for which it is intended. It shall only be used for clean work, including assembly of prefabricated sets and props, and other dust-free work in connection with, and preparation for, filming. The premises are considered clean zones and shall not be used for building sets, props or the like. By agreement, closed dirty zones may be set up for this type of work. In that case, clear cleaning routines shall be established for the defined zones, so that production dust and dirt do not spread to the clean zones. The hirer is responsible for ensuring that the rules and routines are followed. Otherwise, the Customer will be charged for the necessary cleaning as a direct result of its breach.

The Customer shall ensure that only pre-agreed rooms and zones are used during the hire period. The Customer is also responsible for ensuring that the Rental Object is used only by personnel with the skill and competence to avoid exposing themselves or others to injury. The Customer shall follow instructions regarding the use, limitations and safety routines of the Rental Object. Use for work that exposes the Rental Object to particular environmental strain must be agreed in advance, so that special preventive measures can be taken. Price estimates for such protection will be given on request.

The Customer is responsible for restoring the premises to their original condition before return. The Customer must not make changes or modifications to the Rental Object without prior approval from Dagslys AS.

Dagslys AS has the right to inspect the Rental Object at any time, and the Customer shall keep Dagslys AS informed of how it is being used during the hire period.

7. Insurance – scope of cover

The Customer shall have insurance sufficient to cover the claims of Dagslys AS arising from the Customer's risk or liability under this agreement, within the scope of ordinary insurance terms. The Customer shall insure all equipment stored on the premises of Dagslys AS, and shall also insure all employees working on the premises of Dagslys AS. The Customer shall also present third-party liability insurance covering any damage its employees may cause to the premises, property and/or staff of Dagslys AS.

Dagslys AS shall have insurance sufficient to cover any claim from the Customer arising from the risk or liability of Dagslys AS under this agreement, within the scope of ordinary insurance terms. This obligation is deemed fulfilled if Dagslys AS takes out the insurance required under the Norwegian Tenancy Act (husleieloven).

8. Limitation of liability

The Customer is liable for all damage and loss, including personal injury, damage to property and financial loss, as well as consequential damage, loss of use and indirect loss caused to Dagslys AS, its employees, users of the Rental Object or third parties in connection with the use of the Rental Object. Dagslys AS cannot be held liable for such damage unless Dagslys AS personnel caused the damage intentionally, or the company as such acted with gross negligence. Dagslys AS can in no circumstances be held liable for indirect loss. Dagslys AS does not warrant that the Rental Object in question meets the Customer's needs.

9. Cancellation

The customer will not be charged a cancellation fee if Dagslys AS is notified more than 72 hours before the agreed start of hire. If cancellation takes place between 72 and 24 hours before the agreed start of hire, a fee of 50% of the agreed rental price will be charged. The customer must pay the agreed rental price in full if cancellation takes place less than 24 hours before the agreed start of hire.

For long-term hire for periods of 3 weeks or more, a cancellation fee of 50% of the agreed rental price will be charged to the customer once the rental agreement has been entered into. The customer must pay the agreed rental price in full if a long-term hire is cancelled less than 2 weeks before the agreed start of hire.

10. Termination – rescission – breach

Rentals with a pre-agreed hire period and price run for the agreed period, unless special termination terms have been agreed. If the Customer breaches its obligations, including failing to pay hire and/or any additional charges on time, or if the Customer does not treat the Rental Object with reasonable care, Dagslys AS may terminate the agreement with immediate effect and demand the return of the Rental Object. In addition, Dagslys AS may claim compensation in accordance with Norwegian law. The Customer may terminate the agreement if Dagslys AS does not carry out maintenance and repairs satisfactorily. Any claim for the remedy of faults or defects must be communicated to Dagslys AS within a reasonable time, cf. section 4.

11. Disputes

The parties shall seek to resolve any dispute under this agreement through negotiation. The Customer may not withhold more than the disputed amount. If negotiations do not succeed, the dispute shall be referred to the ordinary courts, unless the parties agree otherwise. The proper

venue shall be the municipality from which the Rental Object is hired out.