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# LURDY HÁZ

Shopping & Office Centre

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## HOUSE RULES

Effective as of 14 August 2025

Valid until superseded by a subsequent version of the House Rules.

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## I. Subject Matter of the House Rules

1. These House Rules are binding upon every person who enters the premises of Lurdy Ház.
2. In the case of Tenants, the House Rules form an essential and inseparable part of — and constitute an annex to — the Individual Lease Agreement.
3. The rules and regulations set out in the House Rules are also binding upon the employees, agents, customers and other third parties in a contractual relationship with the Tenant. The Tenant undertakes to ensure compliance with the following provisions by the aforementioned persons.

## II. Operation of the Shopping Centre

1. The operator of the real property comprising the LURDY HÁZ Shopping and Office Centre (hereinafter: the Shopping Centre), its building, common areas and associated outdoor areas is Lurdy-Ház Kft (hereinafter: Lurdy). The operation encompasses, in particular, the activities regulated in the General Terms and Conditions (hereinafter: GTC) forming an annex to the Individual Lease Agreement.
2. Lurdy may be contacted regarding matters arising in connection with the operation of the Shopping Centre at the following contact details:
  - Secretariat: Tel: 456-1200 | Email: titkarsag@lurdyhaz.hu
  - Sales: Tel: 456-1282 | Email: sales@lurdyhaz.hu
  - Finance: Tel: 456-1200 | Email: penzugy@lurdyhaz.hu
  - Technical/Engineering: Tel: 456-1200 | Email: muszak@lurdyhaz.hu
  - Marketing: Tel: 456-1200 | Email: marketing@lurdyhaz.hu

Lurdy's office is located on the 4th floor of the blue staircase of the Shopping Centre, open during the posted hours. In-person meetings and consultations with Lurdy representatives are possible exclusively by prior appointment.

3. Lurdy is entitled to issue instructions and directives for the purpose of ensuring the uninterrupted operation of the Shopping Centre, which shall be binding. Such instructions and directives may not conflict with the content of the Individual Lease Agreement and the GTC, except where the instruction or directive is necessitated by a change in applicable legislation.
4. Requests, complaints and claims relating to Lurdy's obligations in respect of operation and maintenance shall be submitted in writing to muszak@lurdyhaz.hu. The conditions, method and timing of the necessary measures shall be communicated by Lurdy to the reporting party within 3 working days of identifying the cause of the defect.

The investigation of the matters set out in the report, complaint or request, and the necessary remedial action and fulfilment of requests, shall be commenced within a reasonable period, and in non-urgent cases no later than 15 calendar days following the submission of the report, and shall be carried out without delay.

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If the reporting party is dissatisfied with the action taken, they may — in non-urgent cases no earlier than 8 calendar days after the initial action — submit a renewed written report. Lurdy is obliged to investigate such renewed report without delay and — in urgent cases within a reasonable period from the date of submission — to send a written response stating the measures taken to remedy the report, complaint or request, or providing reasons why Lurdy does not agree with the original or renewed report, complaint or request.

If the reporting party remains dissatisfied with the measures taken, they may request an on-site inspection, which must be held within a reasonable period and at which all parties concerned are required to attend.

### III. Rights and Obligations of Lurdy

1. Lurdy is entitled to reorganise the Common Areas, to create new leaseholds (commercial units) from them, and to permit the installation of stands. However, such measures may not adversely affect the accessibility and usability of the leaseholds or the activities of the Tenants.

2. Lurdy provides first aid services in the Shopping Centre and has a defibrillator on the premises. In case of need, the information desk or the security service in the dispatch room should be contacted. On-site staff provide basic first aid and will arrange for the dispatch of emergency services if required.

### IV. Operating Rules

#### 1. Opening Hours

The opening hours of the Shopping Centre are determined by Lurdy in accordance with applicable statutory requirements. Tenants operating retail premises are required to align their business activities with the opening hours of LURDY HÁZ.

LURDY HÁZ opening hours:

- Shopping Centre: Monday–Saturday 10:00–20:00; Sunday 10:00–19:00
- Office Centre: 00:00–24:00; all entrances 06:00–22:00; dispatch entrance 22:00–06:00
- Underground Car Park: 06:00–22:00
- Surface Car Park: 00:00–24:00

#### 2. Visitor Rules

Entry to the Shopping Centre is permitted only in clean, tidy and appropriate attire.

Entry to the Shopping Centre while under the influence of alcohol or any other mind-altering substance is strictly prohibited.

Riding scooters or bicycles within the Shopping Centre is prohibited. Such means of transport may only be walked or wheeled carefully, with due care for the property of the Shopping

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Centre and other visitors.

### 3. Goods Delivery

Only the designated common area may be used for goods delivery and restocking. This area is the goods entrance gate on the Pékerdő utca side of the Shopping Centre, secured by a barrier. A delivery vehicle arriving for a Tenant may request access from the goods entrance porter via the intercom.

During goods delivery, the fixtures and fittings of the Shopping Centre must be handled with care; only rubber-wheeled transport equipment may be used.

Goods must at all times be transported using the freight lifts designated for this purpose in the Shopping Centre; the use of passenger lifts for this purpose is prohibited. The Shopping Centre operates 3 freight lifts: 2 with a capacity of 2,000 kg serving up to the 1st floor of the Shopping Centre, and 1 with a capacity of 3,200 kg serving the office levels.

Tenants may use the freight lifts daily between 06:00–10:00 and 16:00–21:00.

Goods delivery outside these hours may only take place with Lurdy's prior written permission and in accordance with the conditions set out in the work permit issued by Lurdy following prior coordination with Lurdy.

If a Tenant carries out goods delivery in a manner and/or at a time and/or without a work permit that deviates from these requirements, the security service will request the immediate cessation of the non-compliant activity. If the Tenant nonetheless continues, the security service will draw up a report, on the basis of which a daily penalty will be imposed in accordance with clause 22.2 of the GTC.

In accordance with regulatory requirements, freight lifts may only be operated by an operator. Operating staff are provided by Lurdy during the designated delivery periods. A reduced number of operating staff is maintained by Lurdy outside delivery hours for deliveries pre-arranged with Lurdy.

Goods delivery by lorry is only permitted in the designated loading area, which is indicated on the plan attached to the House Rules. Loading and freight traffic at the loading dock are supervised by the security service's goods entrance porter.

The Tenant is required to ensure that their employees and suppliers comply with the applicable parking and delivery regulations and the rules established by Lurdy in these House Rules.

Compliance with the Highway Code's loading and parking rules within the Shopping Centre's grounds is monitored by the relevant public area inspectorate acting in its official capacity.

### 4. Storage of Goods

Tenants may not use the common areas of LURDY HÁZ for the storage of goods, packaging materials, tools, waste or other movable property, except in areas designated for such purposes. Tenants are not entitled to pack or unpack their goods in the Common Areas.

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In the event of a breach of these provisions, Lurdy is entitled, without prior notice and without subsequent liability for damages, to remove any improperly stored goods or movable property at the Tenant's expense and risk and to arrange for their storage at the Tenant's expense and risk. If the Tenant, upon written request, fails to collect the removed property, Lurdy is entitled to destroy it.

## 5. Waste Management

The Tenant is required to ensure that the leasehold is kept clean and tidy. Following a notice from Lurdy, the Tenant is required to cease any activity that poses a hygiene risk to visitors to the Shopping Centre, to Lurdy or to other Tenants, or that adversely affects the appearance of the Shopping Centre.

The Tenant undertakes to dispose of defective products in accordance with the applicable statutory requirements, outside the premises of the Shopping Centre.

All waste must be collected and stored exclusively in the designated locations (waste storage areas). Storage of any waste in the common areas — other than in areas designated for this purpose — is prohibited. Littering is strictly prohibited.

Independently conducted waste management must not in any form prejudice the interests of other Tenants.

Selective waste collection is carried out in the Shopping Centre. Accordingly, paper and cardboard, general, plastic and organic waste must be collected separately. With the exception of organic waste, waste is processed using compactors.

The compactors are located in a segregated area in the goods entrance zone. Lurdy is responsible for emptying the waste containers and removing waste from the compactors. Detailed information on waste management is set out in Annex No. 1 to these House Rules.

Waste must be placed in the selective collection containers positioned at the locations indicated in Annex No. 1.

The collected waste is gathered and transported to the waste storage area by cleaning company staff. Large or otherwise non-standard waste items (e.g. cardboard boxes) must be transported to the waste storage area by the Tenants themselves.

Tenants generating organic waste (restaurants, food retailers) or hazardous waste are required to arrange for its treatment and removal in accordance with applicable statutory requirements. The relevant Tenants are required to provide Lurdy with a copy of their contract with the waste management contractor. Lurdy is entitled to monitor compliance with waste management regulations.

If a Tenant breaches the waste management regulations, they shall be liable to pay the penalty specified in clause 23.2 of the GTC for each day of non-compliance.

Waste incineration is prohibited within or on the external grounds of the Shopping Centre.

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## 6. Move-In and Move-Out

Move-out and move-in may only take place on a day and at a time authorised by Lurdy. The Tenant is required to notify Lurdy in writing of the planned date at least 3 (three) working days in advance. Lurdy will grant written approval for the specified date (work permit), indicating:

- the route along which furniture, fittings and other materials may be transported through the common areas so as not to disturb other Tenants;
- the protective measures to be provided by the Tenant during the move to avoid damage to the walls and fittings of the common areas;
- the date and time of the handover/takeover.

All damage caused in connection with move-in or move-out shall be borne by the Tenant.

During move-in and move-out, the fixtures and fittings of LURDY HÁZ must be handled with care; only rubber-wheeled transport equipment may be used.

During move-in and move-out, goods must at all times be transported using the freight lifts designated for this purpose in LURDY HÁZ; the use of passenger lifts for this purpose is prohibited.

If a Tenant moves in or out in a manner and/or at a time and/or without a work permit that deviates from these requirements, the security service will request the immediate cessation of the non-compliant activity. If the Tenant nonetheless continues, the security service will draw up a report, on the basis of which a daily penalty will be imposed in accordance with clause 22.2 of the GTC.

## 7. Fire Safety

Every Tenant is required to install fire-fighting equipment (extinguishers) in their leasehold and to ensure its operability and maintenance in accordance with applicable regulations. The Tenant is required to prepare a Fire Evacuation Plan and to carry out fire safety and electrical safety inspections at the intervals prescribed by law, at their own expense.

(Minimum extinguishing capacity and number of fire extinguishers by store size: 0–50 m<sup>2</sup>: 1 unit ABC (8A, 34B) dry powder; 50–200 m<sup>2</sup>: 1 unit ABC (13A, 70B); 200–400 m<sup>2</sup>: 1 unit ABC (21A, 113B); 400–700 m<sup>2</sup>: 1 unit ABC (27A, 144B); 700–1,000 m<sup>2</sup>: 1 unit ABC (43A, 183B).)

The Tenant may not bring in or store any material, or carry out or permit any activity in the leasehold that in any way increases the risk of fire or raises the fire safety (risk) classification of LURDY HÁZ or of the premises within it. The Tenant may not violate the laws and regulations on fire protection or the provisions of the Lurdy Ház Fire Safety Regulations.

It is strictly prohibited to bring into or store on the premises of LURDY HÁZ any fire or explosion hazard material, unless it is intended for sale. The storage of flammable liquids and gases must comply with Chapter XIX of Ministerial Decree 54/2014 (XII.05) of the Ministry of the Interior. It is prohibited to use or store fuel, paraffin, synthetic camphor, heating oil or any other lighting or combustible material in the leasehold or in LURDY HÁZ, and to store gas cylinders, except where such storage has been authorised by Lurdy in connection with the

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Tenant's activities as specified in the Individual Lease Agreement and the Tenant holds the relevant permits.

Companies and businesses operating within Lurdy-Ház are both entitled and obliged — having regard to and complying with the relevant statutory provisions and these Fire Safety Regulations — to ensure their own fire safety. Such companies and businesses (hereinafter: Tenants) have the following rights and obligations when performing fire safety duties.

The fire safety rules and requirements set out in the applicable statutes and in the Fire Safety Regulations issued for the Lurdy premises must be implemented, observed and verified without any separate notice or instruction.

Individuals conducting commercial activities, legal entities, and organisations of legal or natural persons without legal personality who employ more than five employees (including family members participating in the work), or who operate facilities capable of accommodating more than fifty persons, or who operate risk units with a high-risk industrial and storage primary use or commercial accommodation, are required to prepare a Fire Safety Regulation.

Those listed in the preceding paragraph are required to ensure that their employees (including family members participating in the work) carry out their activities in accordance with the statutory requirements, and that the occupants of the facility, building or premises become acquainted with and observe the Fire Safety Regulations to the necessary extent.

Those listed in paragraph (3) are required, in high-risk industrial and storage primary-use risk units and in community-purpose, medium- or high-risk industrial, agricultural and storage buildings, to ensure fire protection through an appropriate organisation, a person with fire safety qualifications, or the use of a service provider.

The Fire Safety Regulations must include:

- a) the tasks and obligations of persons also performing fire safety duties;
- b) rules on the tasks, structure, operation and management, and financing of the fire safety organisation;
- c) special fire safety use rules and requirements for buildings and open areas;
- d) fire safety use rules and requirements relating to the activity;
- e) a list of persons authorised to define or pre-approve in writing the conditions for occasional fire-hazardous activities;
- f) tasks related to fire safety training and the fire safety qualification requirements applicable to employees;
- g) the duties of employees in relation to fire alarm, fire-fighting and technical rescue operations;
- h) rules on the operation, duty service and remuneration of members of the facility's fire brigade;
- i) in the case of an independent functional unit or a group of rooms (part of a building) within an independent functional unit that contains a room with a capacity exceeding 50 persons and that constitutes the site of the activity, the maximum permitted capacity verified by means of an evacuation calculation or an equivalent method;

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- j) in the cases referred to in point (i), the manner of room use corresponding to the maximum permitted capacity and the person responsible therefor.

Tenants are required to ensure the annual fire safety training of their own employees.

Tenants are responsible for the proper and lawful use of the parts of the building in their use, as well as of the electrical and mechanical installations, appliances, fire safety equipment in those parts, for fire safety, and for compliance with and enforcement of the relevant fire prevention rules.

Tenants may store their goods inside the retail unit. No material may be stored outside the retail premises.

Pursuant to Section 19(1) of Act XXXI of 1996 on Fire Protection, Technical Rescue and the Fire Service, Ministerial Decree 30/1996 (XII. 30.) and these Regulations, for the purpose of preventing fires endangering life and property, defining the rights and obligations of those participating in fire protection, and establishing the personal, material and financial conditions of fire protection, Tenants are required to issue their own Fire Safety Regulations and fire-risk classification applicable to their own activities, and to provide a copy thereof to Lurdy-Ház Kft.

Tenants shall ensure that their employees become acquainted with the provisions of the Fire Safety Regulations through regular training sessions and carry out their activities in accordance with the applicable requirements, and that persons present in the areas they use become acquainted with and comply with the Fire Safety Regulations to the necessary extent.

In the course of their activities, Tenants shall ensure the material, physical and human resources necessary for the performance of fire safety tasks, and shall organise work processes in a manner that ensures compliance with fire safety requirements.

Tenants shall permit and, to the extent necessary, cooperate in activities related to the operation, fire safety inspection and maintenance of wall fire hydrants, fire extinguishers, fire safety equipment, fire alarm and building management systems, and electrical and mechanical installations located on the premises of Lurdy-Ház Kft.

Tenants shall ensure the availability, proper functioning and accessibility of the required and standby fire safety equipment and devices, ensure their proper use, and take the necessary measures in the event of any deficiency.

Tenants must permit the security service operating in the building after opening hours to take the necessary measures and interventions without delay on the areas used by them in the event of extraordinary occurrences (e.g. fire). The keys to the doors of the premises must be deposited with the dispatcher — in a fire-safe box or sealed envelope — in a manner that identifies which room's door each key belongs to.

At the end of the daily activity, Tenants shall verify compliance with fire safety use rules and remedy any non-conformities.

Tenants shall maintain and properly manage their own fire safety records, documents and files on an up-to-date basis.

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Tenants are required to regularly monitor compliance with fire safety laws, standards, requirements and regulations in their areas, to take action in the event of any deficiency, and to inform the owner of the obstructing circumstances, omissions and deficiencies that hinder compliance with fire safety requirements. Changes affecting the fire safety situation must be reported to the owner without delay, and Tenants may only carry out changes and alterations for which they have received authorisation.

Tenants are required to participate in proceedings conducted by the professional fire service (inspections, site visits, etc.), and to ensure the possibility and conditions for such inspections. Tenants must permit the operator, the owner and their representatives to verify compliance with fire safety requirements and rules.

Subject to prior arrangement, Tenants must permit the Fire Service to conduct on-site exercises and, where necessary, cooperate therein.

Without the prior consent of the owner, no changes, alterations or modifications affecting fire safety conditions may be carried out. This applies in particular to planned changes affecting above-ground fire hydrants, fire alarm and building management systems, and electrical and mechanical installations. With respect to changes and modifications to these installations and systems, the party initiating the change must obtain, in addition to the owner's prior consent, the necessary statutory and regulatory authority permits. Following the completion of the authorised changes, certificates, declarations and other documents attesting to the professional quality and compliance of the work carried out must be provided to the owner. (The costs related to the foregoing are borne by the party initiating the change.)

## 8. Rules for Visitors Arriving with Animals

As a family- and animal-friendly Shopping and Office Centre, Lurdy Ház permits visitors to bring well-behaved domestic pets and companion animals into the Centre's communal areas and into certain retail units.

Retail units that permit animals are identified with a sticker.

The following rules apply to visitors arriving with animals. We kindly request that our visitors comply fully with these rules and the applicable statutory requirements in the interest of all other visitors, themselves and their animals.

Only socialised, clean and healthy, and non-dangerous domestic animals may be brought into the Lurdy Ház Shopping and Office Centre; the person bringing the animal is fully liable for its behaviour and for any damage it may cause.

Persons bringing animals into the Lurdy Ház Shopping and Office Centre are also required to comply with applicable statutory requirements; any violation may give rise to a regulatory or criminal complaint.

Animals may not be brought into areas that are closed to visitors or into retail units that do not permit them.

In the food court area, visitors with animals may only use the tables designated for this purpose.

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When moving around the Lurdy Ház Shopping and Office Centre, visitors are requested to observe the rules applicable on public transport. We recommend that, if the lift is crowded, visitors with larger animals use the stairs.

Pets brought in must not disturb the peace of other visitors.

We kindly ask that under no circumstances be brought into the Shopping Centre any pet that is dangerous or appears to be dangerous, as it may cause fear in others — especially children. Examples: reptiles, spiders, exotic animals.

It is prohibited to bring into the Lurdy Ház premises working or wild animals, or any domestic animal that is venomous, diseased, injured, unkempt or in heat.

Dogs must be kept on a short lead and walked with due care; small animals, cats, rabbits, ferrets and rodents may only be brought in a secure, closeable carrier.

In crowded areas where it is not possible to avoid other visitors or animals, the use of a muzzle is requested. For dog breeds for which the use of a muzzle is required by law, the use of a muzzle is mandatory.

For dogs, a microchip, vaccination and the relevant documentation (vaccination record/passport) are mandatory and may be checked by the security staff at any time. The use of a lead and a collar from which the dog cannot escape is also mandatory.

Cleaning up any mess caused by animals is the responsibility of the person who brought the animal in, and the location must also be reported to the security or cleaning staff.

A single person may only bring in animals — a maximum of two at the same time — that they are capable of supervising and controlling.

The Lurdy Ház Shopping and Office Centre accepts no liability for the possible disappearance or injury of any animal.

If the person responsible for the animal intentionally fails to comply with any of the above provisions or if their behaviour is contrary to the principles of responsible animal ownership, the security service of the Lurdy Ház Shopping and Office Centre may request them to leave or have them escorted off the premises.

## 9. Noise, Odours and Other Disturbances

The Tenant may not install any equipment whose operation disturbs other Tenants, in particular radio devices, recorders, loudspeakers, television sets, etc., that can be heard from outside the leasehold.

The Tenant is required to refrain from any activity that would generate noise or odours of such a level as to disturb the other Tenants or visitors of LURDY HÁZ.

The Tenant is required to refrain from any activity that involves other environmental nuisances.

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Cooking within the Shopping Centre is prohibited, except in areas designated and appropriately equipped for this purpose.

#### 10. Security Measures against Theft

Lurdy is not responsible for the protection of retail units against theft. Lurdy — through a contracted security service — ensures the guarding of the Common Areas. Tenants may arrange their own security for their leaseholds; in the absence of such arrangements, the Tenant shall bear all losses arising from break-ins or burglaries.

#### 11. Pest Control

Within the framework of a contract concluded with a specialist company, Lurdy ensures periodic pest control (including insects and harmful bacteria) in the communal areas of LURDY HÁZ at the intervals prescribed by applicable statutory requirements. The contract includes the pest control company's commitment to carry out pest control on an out-of-turn basis upon notification, if required.

#### 12. Parking

The Shopping Centre's underground car park and surface car park are available for a fee. Storage of vehicles in the underground car park for more than 24 hours is prohibited. Compliance with parking and Highway Code rules is monitored by the relevant public area inspectorate, which may exercise all its official powers against violators.

Long-term storage of vehicles in the car park is prohibited. Lurdy will place a warning notice on vehicles parked without authorisation for an extended period. If the vehicle has not been removed from the car park within 3 working days of the placement of the warning notice, Lurdy is entitled to have the vehicle removed from the car park. Any resulting costs and damages shall be borne by the vehicle owner.

The parking system operated in the underground/surface car park requires that every entry of a vehicle be followed by an exit. All damage arising from a breach of this rule shall be borne by the car park user.

The underground/surface car park is an unattended car park, and Lurdy accepts no liability for damage to vehicles (break-ins, theft, bodywork damage, etc.) occurring therein.

The rules of the Highway Code apply within the underground/surface car park.

Lurdy is entitled to prevent parking in cases where the parking in question would pose a risk to visitors — either personally or in respect of their property — or to the equipment of the Lurdy Ház Shopping Centre, or would obstruct traffic.

In the underground/surface car park, parking is permitted only in the designated and marked spaces.

Unauthorised persons are strictly prohibited from parking in spaces designated for persons with disabilities. Persons whose vehicle displays a disabled person's permit but who are not

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themselves disabled are also considered unauthorised.

Parking spaces must be used as intended; any person causing damage through improper use (e.g. contamination) shall be liable therefor. In the event of a fire alarm, bomb alert or other emergency, the underground/surface car park may be closed pursuant to statutory requirements or official instructions, in which case all persons are required to comply with the instructions and leave the car park on foot.

Lurdy is entitled to prevent vehicles that have repeatedly violated parking rules from entering the car park.

### 13. Alterations and Repair Works in the Leasehold

Any alteration or construction work may only be carried out after prior notification of and written permission from Lurdy, in accordance with the procedure regulated in the GTC.

Where a separate statutory permit requirement applies, works may only be carried out in possession of the relevant permit and Lurdy's hot-works permit.

Following any works, the Tenant is required to put in order and clean the areas, including the Common Areas, and to arrange, at their own expense, for the removal of any waste or rubble that cannot be disposed of with ordinary waste.

### 14. Security Service

A security service operates within the Shopping Centre, with the following duties:

- guarding the Common Areas;
- first aid provision;
- response in emergency situations.

The security service must not be opposed when performing its duties.

The security service is entitled to force entry into a leasehold even in the absence of the Tenant if a danger or damage threatening the building of the Shopping Centre so requires.

### 15. Smoking

Smoking is PROHIBITED throughout the entire premises of LURDY HÁZ. Designated smoking areas are the only exception.

In the Common Areas of LURDY HÁZ or in the areas under Lurdy's management, only Lurdy is entitled to designate smoking areas in accordance with the provisions of Act XLII of 1999.

Smoking and the designation of smoking areas in the Tenants' leaseholds may also only take place in strict compliance with the provisions of Act XLII of 1999.

If Lurdy suffers loss as a result of the Tenant's or their employees' conduct in breach of the above Act, the Tenant is required to compensate Lurdy for such loss.

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## 16. Alcohol Consumption

Alcohol consumption is prohibited throughout the entire premises of LURDY HÁZ. The exception to this prohibition is alcoholic beverages purchased in the food court and consumed on the spot.

## 17. Sales Events

Mass clearance sales, closing-down sales or auction-style sales may only take place with Lurdy's express written permission. Any form of sale communicated to the public that may attract customers due to prices below the Tenant's standard prices or the average price of the given products may only be conducted following consultation with Lurdy and with Lurdy's written permission.

Any sale, collection, public event, leaflet distribution or other — including free — offering of goods in the Common Areas is prohibited.

## 18. Store Signage, Lettering and Advertising

The display of any informational paper, sign, poster or illuminated sign in the Common Areas is prohibited.

The lettering (fascia signs) of retail units and other advertising materials visible from inside or outside the Shopping Centre, their placement, materials, form, colour and illumination must be approved by Lurdy. The materials and signs must be consistent with the overall appearance of the Shopping Centre. Store lettering may not incorporate acoustic or flashing light effects.

Any lettering or image on the shop front may only be placed with Lurdy's written approval.

Any store signage, image or lettering that violates the above rules must be removed by the Tenant upon first notice from Lurdy; otherwise, Lurdy will have them removed at the Tenant's expense and risk.

Lurdy is entitled to establish the procedures, rules and conditions relating to signage and advertising on the interior and exterior surfaces of LURDY HÁZ.

Lurdy conducts advertising activities in the interest of LURDY HÁZ. Lurdy is at all times entitled to organise advertising campaigns and events through which the Shopping Centre and its services may become better known to the general public. The Tenant is required to cooperate with Lurdy and/or any third party or organisation designated by Lurdy in the organisation and conduct of entertainment and advertising activities in the common areas.

## 19. Tenant Obligations in the Course of Operations

The Tenant is required to conduct its activities in a manner that does not disturb the activities and peace of other Tenants or the operation of the LURDY HÁZ Shopping Centre.

The Tenant shall independently bear the consequences of any damage and disadvantage caused by its activities.

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The Tenant is required to conduct its activities with an attitude that meets the expectations of community coexistence and to refrain from any violence against persons or property.

The Tenant is required to ensure the regular internal cleaning of the retail leasehold and the cleaning of the shop window; such activities may only be carried out before opening or after closing. Internal and external cleaning of retail leaseholds during opening hours is prohibited. The Tenant is required to ensure the cleaning of window glass and window frames.

If the Tenant has a complaint against another Tenant due to the latter's disturbing activities which cannot be resolved directly with the offending Tenant, the Tenant may submit a written complaint to Lurdy. Following receipt of the complaint, Lurdy will investigate it within the shortest possible time and, if it finds the complaint to be well-founded, will take action to stop the disturbing activity or conduct.

The Tenant is required to notify Lurdy without delay of any event that requires Lurdy's intervention.

## V. Sanctions for Breach of the House Rules

In the event of a breach of these House Rules by visitors, the security service may intervene and, depending on the nature and severity of the breach, is entitled to request the offending person to leave the Shopping Centre or to escort them from the premises.

In the event of a breach by the Tenant of the obligations set out in these House Rules, the Tenant shall be liable to pay the penalty regulated in the GTC. Payment of the penalty does not exempt the Tenant from the obligation to comply with the provisions of the House Rules, nor from the obligation to compensate for any damages exceeding the penalty amount, where the Tenant's conduct in breach of the House Rules has caused loss or damage to Lurdy or to third parties.

## VI. Miscellaneous Provisions

In the case of Tenants, these House Rules are valid only in conjunction with the Individual Lease Agreement and the GTC forming an annex thereto.

In the event of any conflict between the provisions of the Individual Lease Agreement and/or the GTC and these House Rules, the provisions of the Individual Lease Agreement or the GTC shall prevail.

The Tenant acknowledges that Lurdy is entitled to unilaterally amend or supplement these House Rules in accordance with economic necessity.

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## Annex No. 1

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### Waste Management Information Guide

#### Method of Waste Collection

- Paper and cardboard (folded only!) — collect in bags
- Plastic, film, PET bottles and metal beverage cans, tins — free of food residue, compacted — collect in bags
- Glass waste — collect in bags
- Organic waste — collect in bags
- Hazardous and other waste — each Tenant must independently arrange for its removal (and container hire if required); our partner:

MOHU MOL Hulladékgazdálkodási Zrt.  
Email: info@mohu.hu | Tel: +361 776 7770

#### Central Waste Collection Location

In accordance with the foregoing, please deposit waste in the central waste collection facility located on the -1 loading ramp level, as well as in the labelled, selective, BLUE-coloured containers placed in front of the freight lift door on the first floor.

The central waste collection facility on the -1 level can be accessed from the underground car park through the double-leaf door leading to the loading ramp behind the blue staircase.

Please collect waste exclusively in sealed bags and place it in the appropriate containers.

Furthermore, please do not deposit waste in the bins placed in the common areas.

Please note that storage of waste in the corridors or other common areas is strictly PROHIBITED by the relevant authorities.

We trust that, through your continued cooperation, we can improve Lurdy Ház's environmentally responsible, exemplary waste management practices in the interest of preserving our shared environment.

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