

## Lease Agreement

The parties to this agreement are the :

**Landlord:** Alvdal Kommune  
**Organization number:** 939 984 194  
**Address:** Gjelen 3, 2560 Alvdal, Norway  
**Telephone:** +47 62489000, +47 62489012  
**Email:** [postmottak@alvdal.kommune.no](mailto:postmottak@alvdal.kommune.no)  
**Contact person:** Per Arne Aaen

**The Leaser:** Dataroom AS  
**Organization number:** 920 175 570  
**Address:** Bygdøy allè 21, 0262 Oslo, Norway  
**Telephone:**  
**Email:** [finn@rav1.no](mailto:finn@rav1.no)  
**Contact person:** Finn Arne Berntsen

1. The lease applies to industrial premises regulated for industrial purposes of 20 acres as shown in the attached map used for the operation of a server park.
  2. The term of this lease contract shall be 2 years, 1 February 2018 until 31 January 2020. This lease may be extended by further agreement. Following the renewal of the agreement, 1 year written notice will expire, valid for both.
  3. The rent shall amount to NOK 7.500 per. month is due on the 1st of every month in advance, as long as this lease is in force. The rent shall be renegotiated as part of a possible extension of the lease.
  4. The tenant has the responsibility and cost of deforestation, construction of land and connection to infrastructure such as water and drainage from main lines.
  5. Maintenance work, snow clearance etc are the responsibility and cost of the leaser. Subscription and cost with renovation fee, water and drainage fee are on rent.
- Leaser:**
6. Leaser shall only use the property for the agreed purposes of this contract, Norwegian law and regulatory provisions.
  7. The leaser shall maintain a blank such requirement in Norwegian law, regulatory provisions and this agreement states.
  8. During the rental period, the leaser must comply with all relevant laws and conditions during the construction period and operation.
  9. Leaser may not assign this agreement to anyone without the written consent of the owner.

10. Unless otherwise agreed, leases upon termination of this agreement shall leave the property, remove all equipment and installations belonging to him and leave the property on the same terms as before the rental agreement by 31 January 2020.

11. The leaser agrees to allow the owner or his representatives to enter the site with reasonable advance notice to inspect this.  
Leaser shall not be unfair by denying access. The owner may also enter the property without prior approval in case of emergency, and as otherwise permitted by law.

**Owner's duties**

12. The owner shall not terminate this lease, except in case of serious or repeated breach of the tenant's obligations. In case of non-payment of rent, the landlord may terminate the rental with a 14-day written notice to leave. The same applies to serious violations of this agreement, Norwegian law or regulatory provisions.

**Other provisions**

13. Installations and buildings to be established which require a permit under Norwegian law or regulatory provision shall be clarified by the landlord and comply with the requirements laid down in applicable law and regulations.

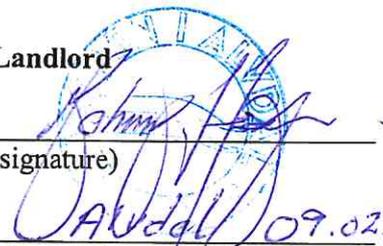
**Attachments**

14. Map showing site delimitation.

**Landlord**

(signature)

(date of signature)

  
09.02.2018

**Leaser**

(signature)

(date of signature)

  
07.02.2018



# Amundsmoen 28

Dato: 13.12.2017

Målestokk: 1:2500

Koordinatsystem: UTM 32N

