



NIEMI WORKS TERMS OF USE >

NIEMI WORKS COWORKING FACILITIES, TERMS OF USE 7 May 2020

1. General

The contracting parties, Kiinteistö Oy Lahden Tiedepuisto (hereinafter the Science Park) and the signatory (hereinafter the Customer), agree and undertake to comply with the following terms and conditions.

2. Conduct

The Customer undertakes to behave in accordance with the rules set by the Science Park in the collective Niemi Works coworking facilities. If the Customer's behaviour violates these rules, the Science Park has the right to terminate the agreement.

3. Content of the agreement

Content of monthly agreement:

- Unlimited use of the Niemi Works facilities 24/7. Entry with an access tag.
- Workplaces and sofa suites in the open-plan space.
- Silent work space and a meeting room.
- Käkikello lobby and Smartblock.
- Use of the Sorsa and Kuikka meeting rooms, 6 hours per month. Additional hours are invoiced according to the price list.
- Fast WLAN.
- Use of copier and printer.
- Use of shared kitchen.
- Lockable cabinets.
- Free parking.
- Opportunity to participate in the Science Park's joint events.
- Opportunity to conclude a mailing agreement with Lahti Science Park in accordance with a separate price list.

Content of one-time agreement:

- Unlimited use of the Niemi Works facilities weekdays from 8 a.m. to 4 p.m. Exit until 9 p.m.
- Workplaces and sofa suites in the open-plan space.



- Silent work space and a meeting room.
- Käkikello lobby and Smartblock.
- Fast WLAN in the facilities.
- Use of copier and printer.
- Use of shared kitchen.
- Lockable cabinets.
- Free parking.

Rights to use the facilities

can be sold in excess of the fixed number of spaces.

5. No accommodation

The Niemi Works coworking space is a commercial and public space. It is not permitted to use the space or membership for accommodation.

6. Restrictions

The Niemi Works coworking space must not be used for any purpose that is unlawful or prohibited, or that may damage, remove or undermine the property of the Science Park or other users, or prevent other Customers from using the space.

You also agree not to use the Niemi Works coworking space to

- A) Violate or abuse the legal rights (such as privacy and publicity) of others, or to harass, threaten or otherwise offend others;
- B) Submit, distribute or share material or information that is unsuitable, unfair, degrading or illegal, or that violates human rights;
- C) Download, reproduce, use, edit or otherwise disclose images, software or other material or information that violates the rights of others or that is protected by industrial and intellectual property law, unless you hold the rights or a licence;
- D) Download or use files containing viruses, damaged files or other similar applications or programs that may damage the computer or property of the Niemi Works coworking space or another Customer.

7. Changes

Changes may occasionally be made to the rules and operating methods of the Niemi Works coworking space. Customers will be notified of any such changes to the materials.



8. Non-disclosure

When in the Niemi Works coworking space, you may encounter confidential information related to the Science Park or other Customers. Such information may include personal data, company data, business secrets, technology, processes and customer data intended to be secret and exclusive. You hereby understand, accept and declare that you will not disclose or spread any confidential information that comes to your knowledge.

9. Repairs and maintenance

The Science Park maintains the Niemi Works coworking space and ensures its maintenance and functioning. If you detect problems that must be repaired, notify the Science Park so they can be addressed as soon as possible.

10. Liability

You hereby release the Science Park of any liability concerning damage, obligations or losses that you have suffered, including direct, special, occasional, indirect or consequential, or other damage.

11. Disputes

Any disputes between the parties will be settled in accordance with the terms and conditions of this agreement and under Finnish law. Contractual disputes will be primarily settled in a local court. Should any provision of this agreement be found to be invalid or unenforceable, the remaining provisions will remain in force and will be applied.

Kiinteistö Oy Lahden Tiedepuisto