

<p>HAKADESCH d.o.o. u stečaju, Novska, Kolodvorska 41, OIB 17101881288 zastupan po stečajnoj upravitelji Miri Pavić Peteh s jedne strane kao zakupodavac</p>	<p>HAKADESCH d.o.o. in bankruptcy, Novska, Kolodvorska 41, OIB 17101881288, represented by the bankruptcy trustee Mira Pavić Peteh, on the one part as a Lessor</p>
<p>PRINT MY TEXTILES d.o.o., Ulica Vjekoslava Heinzela 70, 10000 Zagreb, zastupan po direktoru Leon Meleer, s druge strane kao zakupnik</p>	<p>PRINT MY TEXTILES d.o.o., Ulica Vjekoslava Heinzela 70, 10000 Zagreb, represented by director Leon Meleer, on the other part as a Lessee</p>
<p>(u daljnjem tekstu zajedno Ugovorne strane)</p>	<p>(jointly hereinafter: the "Contracting Parties")</p>
<p>sklapaju u Novskoj dana 05.03. 2026 sljedeći</p>	<p>conclude in Novska on 05.03.2026 the following:</p>
<p>UGOVOR O ZAKUPU POSLOVNOG PROSTORA</p>	<p>LEASE AGREEMENT FOR BUSINESS PREMISES</p>
<p>Članak 1.</p> <p>Ugovorne strane suglasno utvrđuju da je nad zakupodavcem otvoren stečajni postupak koji se vodi pred Trgovačkim sudom u Zagrebu, posl. broj: St-3189/2024.</p> <p>Zakupodavac daje a zakupnik prima u zakup, radi obavljanja svoje djelatnosti, prostor smješten u prizemlju, u trećem sektoru s lijeva, s približnom neto površinom od 400 m², namijenjen za korištenje kao skladište i proizvodni pogon, a nekretnina se nalazi na adresi Novska, Obrtnička 31</p> <p>Stranke su suglasne da ovaj Ugovor proizvodi pravne učinke od 01.03.2026 god. te se svi prethodno zaključeni ugovori imaju smatranje raskinutim.</p>	<p>Article 1.</p> <p>The contracting parties hereby acknowledge that bankruptcy proceedings have been opened against the Lessor at the Commercial Court in Zagreb, under case number St-3189/2024.</p> <p>The Lessor leases and the Lessee takes into lease, for the purpose of carrying out its business activities, the premises located on the ground floor, in the third sector from the left, with an approximate net floor area of 400 m², for the purpose of running a warehouse and production facility, located at Novska, Obrtnička 31.</p> <p>The parties agree that this Agreement shall take legal effect as of 1 March 2026, and that all previously concluded agreements shall be deemed terminated</p>
<p>Članak 2.</p> <p>Zakupodavac jamči da je poslovni prostor koji je predmet ovog ugovora njegovo vlasništvo.</p> <p>Za vrijeme trajanja zakupa, Zakupodavac može poslovni prostor pokazivati svim zainteresiranim subjektima za kupnju u stečajnom postupku, uz prethodnu najavu Zakupniku.</p>	<p>Article 2.</p> <p>The Lessor guarantees that he is the lawful owner of the business premises which are the subject of this Agreement</p> <p>During the term of the lease, the Lessor may show the business premises to any interested parties in the course of the bankruptcy proceedings, subject to prior notice to the Lessee.</p>
<p>Članak 3.</p> <p>Ugovorne strane ugovor o zakupu zaključuju na određeno vrijeme, počevši od 01.03.2026</p>	<p>Article 3.</p>

god do pravomoćnosti rješenja o dosudi nekretnine u stečajnom postupku	The Contracting Parties enter into this Lease Agreement for a fixed term commencing on 1 March 2026 and remaining in effect until the decision on the award of the property in the bankruptcy proceedings becomes final and legally binding
Zakupodavac ima pravo na otkaz ovog Ugovora i prije njegovog isteka ako Zakupnik poslovni prostor koristi suprotno njegovim odredbama uz otkazni rok od 30 dana od dana primitka otkaza, za koje vrijeme Zakupnik mora iseliti iz poslovnog prostora i predati ga Zakupodavcu u stanju u kojem ga je preuzeo. Jednako trajanje i uvjeti otkaznog roka vrijede i za otkaz od strane zakupnika.	The Lessor shall be entitled to terminate this Agreement prior to its expiry if the Lessee uses the business premises contrary to its provisions, with a notice period of 30 days from the date of receipt of the termination notice, within which period the Lessee must vacate the business premises and deliver them to the Lessor in the condition in which they were received. The same duration and conditions of the notice period shall apply to termination by the Lessee.
Otkaz se može dati u svako vrijeme, bez primjene ograničenja da se otkaz daje 1 ili 15. u mjesecu.	Termination may be given at any time, without limitation that it must be given on the 1st or 15th of the month.
Otkaz se uručuje drugoj strani u pisanom obliku, preporučenom pošiljkom s povratnicom, na adresu registriranog sjedišta stranke, s time da se dan predaje pošti, smatra danom uručenja drugoj strani.	Termination shall be delivered to the other Party in writing, by registered post delivery with receipt, to the address of the Party's registered office, and the date of submission to the post shall be treated as the date of delivery to the other Party.
Članak 4.	Article 4.
Ugovorne strane suglasno ugovaraju mjesečnu zakupninu u iznosu od 1.200,00 EUR uvećano za PDV. Zakupninu će Zakupnik plaćati mjesečno, najkasnije do 15. tog za tekući mjesec, na temelju izdanog računa, uplatom na žiroračun Zakupodavaca otvorenom u Erste&Steiermarkische Bank d.d., IBAN: HR38 2402 0061 1012 9835 0.	The Contracting Parties agree upon a monthly rent in the amount of EUR 1,200.00 plus VAT.
Na dan potpisa ovog ugovora zakupnik se obvezuje uplatiti osiguranje (depozit) na račun zakupodavca u visini od 1 mjesečne zakupnine uvećane za PDV kao osiguranje plaćanja zakupnine i nastalih režijskih troškova. Ukoliko predmetno osiguranje ne bude plaćeno na dan potpisa ovog ugovora, ovaj ugovor se smatra raskinutim i zakupnik je dužan predati predmet zakupa u roku od 8 dana bez daljnjeg upozorenja.	The Lessee shall pay the rent on a monthly basis, no later than the 15th of the current month, on the basis of an invoice issued, by transfer to the Lessor's bank account held with Erste&Steiermarkische Bank d.d., IBAN: HR38 2402 0061 1012 9835 0.
Ukoliko zakupnik ne podmiri dva dospelja računa na ime zakupnine i/ili na ime režijskih troškova, zadnjim danom u mjesecu za koji nije plaćena zakupnina i/ili režijski troškovi, smatra se da je ugovor raskinut te je dužan predati predmet zakupa u roku od 8 dana bez daljnjeg upozorenja ili zahtjeva zakupodavaca.	On the date of conclusion of this Agreement, the Lessee shall be obliged to pay into the Lessor's account a security deposit in an amount equal to one (1) monthly rents, increased by VAT, as security for the due and timely payment of rent and all ancillary utility charges. Failure of the Lessee to pay the security deposit on the date of conclusion shall render this Agreement null and void, and the Lessee shall be required to vacate and surrender the leased premises within eight (8) days, without the need for any additional notice or warning by the Lessor.
U slučaju iz prethodnog stavka zakupodavac će nepodmireni iznos zakupnine i režijskih troškova naplatiti iz uplaćenog osiguranja (depozita) dok će ostatak novčanog iznosa vratiti na račun zakupoprimeca.	Should the Lessee fail to settle two (2) consecutive due invoices for rent and/or utility charges, this Agreement shall be deemed automatically terminated as of the last day of the month for which payment remains outstanding. In such event, the Lessee shall be obliged to vacate and surrender the leased premises within eight (8) days, without the need for any further notice, demand, or default declaration by the Lessor.
Članak 5.	
Zakupnik potvrđuje da je primio predmet zakupa u viđenom stanju te se u zakupu poslovnog prostora nalazi na temelju ranije zaključenog ugovora koji danom sklapanja ovog ugovora više nije na snazi, te se	In the circumstances described above, the Lessor shall be authorised to satisfy the outstanding rent and utility charges from the

isključuje svaka odgovornost Zakupodavca za nedostatke predmeta zakupa.	security deposit, and any remaining balance of the deposit, after such set-off, shall be refunded to the Lessee.
Zakupnik će u poslovnom prostoru obavljati svoju djelatnost za koju je registriran.	Article 5
Zakupnik se obvezuje zakupljeni prostor koristiti u skladu sa svojom djelatnošću i brinuti se o njemu pažnjom dobrog gospodarstvenika, a štetu nastalu zbog nepažnje ili nestručnog korištenja dužan je u cijelosti nadoknaditi Zakupodavcu ili je popraviti na svoj trošak.	The Lessee hereby acknowledges and confirms that it has taken possession of the leased premises in their existing ("as-is") condition. The Lessee further acknowledges that its occupation of the premises to date has been based on the previously executed lease agreement, which, upon the execution of this Agreement, shall be deemed terminated and shall cease to produce any legal effect. The Lessor shall bear no responsibility or liability of any kind for any defects, deficiencies, or shortcomings of the leased premises.
Zakupnik ne može poslovni prostor ili dio poslovnog prostora dati u podzakup.	The Lessor shall conduct in the leased premises the business activity for which it is registered.
Članak 6.	The Lessee undertakes to use the leased premises in accordance with its business activity and to take care of them with the diligence of a prudent businessman, and shall compensate the Lessor in full or repair at its own expense any damage caused by negligence or improper use.
Zakupnik je dužan redovito podmirivati sve troškove režija koji terete dio nekretnine u zakupu i to, a ne ograničavajući se na, troškove vode, struje, plina, čistoće, komunalne naknade, vatrodajave i sl.	The Lessee may not sublease the business premises or any part thereof.
Troškove režija zakupnik će plaćati sukladno izdanom računu od strane zakupodavca po kvadraturi zakupljenog prostora obračunatoj omjeru prema površini ukupno zakupljene površine poslovne hale na adresi Obrtnička 31a.	Article 6
Zakupnik je dužan o svom trošku, bez nadoknade od strane Zakupodavca, održavati i popravljati predmet zakupa i otklanjati sve eventualne kvarove nastale korištenjem predmeta zakupa.	The Lessee shall be obliged to regularly settle all utility and operating costs attributable to the leased portion of the property, including, but not limited to, the costs of water, electricity, gas, waste disposal, municipal fees, fire-alarm services, and any similar charges.
Članak 7.	The Lessee shall pay the utility charges in accordance with the invoices issued by the Lessor, calculated on the basis of the floor area of the leased premises and apportioned in proportion to the total leased area of the commercial hall located at Obrtnička 31a.
Nakon prestanka Ugovora Zakupnik je obavezan predmet zakupa vratiti Zakupodavcu u stanju u kojem ga je preuzeo.	The Lessee shall, at its own expense and without compensation from the Lessor, maintain and repair the leased premises and eliminate any defects arising from use of the leased premises.
Zakupnik izjavljuje da u slučaju prestanka ugovora iz bilo kojeg razloga neće potraživati naknadu za eventualna ulaganja u predmet zakupa.	Article 7
Vraćanje poslovnog prostora vrši se potpisivanjem primopredajnog zapisnika, uz prisutnost Zakupodavca i Zakupnika. Ugovorne strane dužne su utvrditi postoje li oštećenja koja nadilaze redovito korištenje poslovnog prostora.	Upon termination of the Agreement, the Lessee shall return the leased premises to the Lessor in the condition in which they were received.
Članak 8.	The Lessee declares that, upon termination of the Agreement for any reason, it shall not claim compensation for any investments made in the leased premises.
Na prava i obveze ugovornih strana, koja nisu posebno uređena ovim ugovorom, primjenjuju se važeće odredbe Zakona o zakupu i kupoprodaji poslovnog prostora i Zakon o obveznim odnosima.	The return of the business premises shall be effected by signing a handover record, in the
Članak 9.	
Izmjene i dopune ovog ugovora obvezuju ugovorne strane samo ako su sastavljene u pisanom obliku.	

Članak 10

Ugovorne strane su pročitale ovaj Ugovor te ga u znak prihvata prava i obveza iz istog potpisuju po osobama ovlaštenim za zastupanje.

presence of both the Lessor and the Lessee. The Contracting Parties shall determine whether there is any damage exceeding normal wear and tear of the business premises.

Article 8.

The rights and obligations of the Contracting Parties not specifically regulated by this Agreement shall be governed by the applicable provisions of the Act on Lease and Sale of Business Premises and the Obligations Act.

Article 9.

Amendments and supplements to this Agreement shall be binding on the Contracting Parties if made in writing.

Article 10.

The Contracting Parties have read this Agreement and, in token of acceptance of the rights and obligations arising hereunder, sign it through their duly authorized representatives.

<p>HAKADESCH d.o.o. u stečaju Kolodvorska 41, Novska OIB: 17101881288</p> <p><i>[Signature]</i></p> <p>HAKADESCH d.o.o. u stečaju/ bankruptcy</p>	<p><i>[Signature]</i></p> <p>PRINT MY TEXTILES d.o.o.</p> <p><i>[Stamp: Print My Textiles d.o.o. Ulica Miroslava Henze 70 10000 Zagreb OIB: 45975670552]</i></p>
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