



Mira Pavic Peteh <odvjetnica.pavic@gmail.com>

Lease agreement

Broj poruka: 3

18. studenoga 2025. u 2

Mira Pavic Peteh <odvjetnica.pavic@gmail.com>
Prima: Im@my-textiles.de, "mk@my-textiles.de" <mk@my-textiles.de>

Dear Mr. Melcer,

First of all, I would like to remind you that the rent for the commercial premises for the month of November has not been paid, nor have the utility costs for August and September, all in accordance with the issued invoices. Prior to signing the lease agreement for the upcoming period, until the sale of the property in the bankruptcy proceedings, I kindly request that you settle the outstanding invoices.

Please find attached the lease agreement for the upcoming period, under which the rent has been reduced to 3 EUR per square metre + VAT. With regard to your letter in which you state that material damage has occurred due to roof leaks, I would like to point out that these issues did not arise recently but represent a defect that has burdened the property for many years, and of which you were aware at the time of signing the initial lease agreement.

In view of your irregular rent payments and the fact that the company Print My Textile was blocked a few days ago, as security for the payment of future rent and utility costs, is necessary that you provide the lessor with a security deposit in the amount of three months' rent. This security deposit will be returned to you upon the expiry of the lease agreement, provided that all payments have been duly made.

Please settle the outstanding amounts under the issued invoices and inform me when you will be in Novska in order to sign the lease agreement.

S osobitim poštovanjem,

Mira Pavic Peteh, odvjetnica

ODVJETNIČKO DRUŠTVO MIŠE & PAVIĆ d.o.o.

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Mob: +385958944301

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Mira Pavic Peteh <odvjetnica.pavic@gmail.com>

Prima: lm@my-textiles.de, "mk@my-textiles.de" <mk@my-textiles.de>

21. studenoga 2025. u 0

Dear Mr. Melcer,

Please find attached the corrected lease agreement (with the price amended in the English version). I request your urgent response regarding the above.

S osobitim poštovanjem,
Mira Pavić Peteh, odvjetnica

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LM My Textiles <lm@my-textiles.de>

Prima: Mira Pavic Peteh <odvjetnica.pavic@gmail.com>, "mk@my-textiles.de" <mk@my-textiles.de>

25. studenoga 2025. u 0

Dear Mira,

thank you for your message and for sending the draft lease agreement. I would like to briefly outline our situation and the next steps.

First, I want to say openly that we are aware that the rent for November, as well as the outstanding utility costs, especially electricity, have not yet been paid. This is because we are currently in a very tight financial situation and are in the process of stabilizing the company. I understand that this must be extremely frustrating for you, and I sincerely hope that you can understand our position in some way. We truly appreciate your patience.

We are very close to a significant business step that will improve our situation considerably. At the same time, we are fully aware that this means we are relying on your generosity and trust, and we do not take that lightly. Rent is our top priority. Even if payments have been delayed in the past, from our perspective your rent is always secure.

22/12/2025, 15:23

Gmail - Lease agreement

At the moment, we are investing every available euro into the future of the company so that we can become stable and pay regularly going forward.

Regarding the security deposit of three months rent that you mentioned, we understand the wish for security in principle. However, at present we do not have the liquid funds provide a deposit of this size immediately. As soon as our liquidity improves over the next weeks, we can gladly discuss this topic again together.

The blockade you referred to was, from our side, a short term situation caused by a misunderstanding and lasted only four days. It does not reflect a long term inability to pay. The next payment is already on its way and will reach you no later than the end of this week. After that, we would like to settle the remaining outstanding amounts in a structured way, step by step.

Thank you again for your patience and cooperation. It is important to us to clarify the open points properly and to continue the tenancy under fair and clear conditions.

Vest regards

Leon



PrintMyTextiles

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German / English

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