



GECOSEI

GESTIONE CONDOMINI SERVIZI IMMOBILIARI
di Giuseppina Napolitano

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Infrastructure Ministry Decree 30.12.2002, Official Gazette 11.04.2002

Leases - agreed rent

Table of "Annex G incidental expenses" BREAKDOWN BETWEEN LANDLORD AND TENANT

ADMINISTRATION

| | | |
|--|---|---|
| Occupancy tax public land for Driveway | | C |
| Public land occupancy tax for service jobs | L | |

Lift

| | | |
|---|---|---|
| Routine maintenance and minor repairs | | C |
| Installation and extraordinary maintenance of the installations | L | |
| Adaptation to the new legal provisions | L | |
| Electricity consumption for power and lighting | | C |
| Inspections and tests | | C |

AUTOCLAVE

| | | |
|---|---|---|
| Installation and replacement of primary components or complete system (pump, tank, rotating element, electric winding etc.) | L | |
| Ordinary maintenance | | C |
| Taxes and facility fees | L | |
| Driving force | | C |
| Reloading the tank pressure | | C |
| Inspection, testing and meter reading | | C |

LIGHTING SYSTEMS OF VIDEO DOOR AND SPECIAL

| | | |
|---|---|---|
| Installation and replacement of common lighting | L | |
| Routine maintenance of the common lighting | | C |
| Installation and replacement of the ringtone and alarm systems | L | |
| Routine maintenance of the ringtone and alarm systems | | C |
| Installation and replacement of the audio and video door | L | |
| Routine maintenance of audio and video door | | C |
| Installation and replacement of special installations of alarm, security and the like | L | |
| Routine maintenance of special alarm systems, security and the like | | C |

HEATING, AIR CONDITIONING, HOT WATER PRODUCTION, WATER SOFTENING

| | | |
|--|---|---|
| Installation and replacement of equipment | L | |
| Upgrading facilities to laws and regulations | L | |
| Routine maintenance of the facilities, including the refractory lining | | C |
| Annual cleaning of equipment and filters and fine-season rest | | C |
| Meter reading | | C |
| Fuel Purchase of power consumption, electricity and water | | C |



SPORTS FACILITIES

| | | |
|--|---|---|
| Installation and extraordinary maintenance | L | |
| Staff (lifeguards, cleaners, ordinary maintenance etc.) | | C |
| Water consumption for cleaning and purification; purchase of equipment for routine maintenance (eg .: red earth) | | C |

FIRE SYSTEM

| | | |
|---|---|---|
| Installation and replacement of | L | |
| Fire extinguishers purchases | L | |
| Ordinary maintenance | | C |
| Replenishment of extinguishers, inspections and tests | | C |

TELEVISION SYSTEM

| | | |
|---|---|---|
| Replacement and upgrading of centralized television | L | |
| Routine maintenance centralized television system | | C |

COMMON PARTS

| | | |
|--|---|---|
| Replacement of gutters, siphons and drain columns | L | |
| Routine maintenance gutters, siphons and drain columns | | C |
| Extraordinary maintenance of roofs and solar roofs | L | |
| Routine maintenance of the roofs and flat roofs | C | |
| Extraordinary maintenance of the drainage system | L | |
| Routine maintenance of the drainage system, including the unblocking of ducts and manholes | | C |
| Replacement of marbles, handrails, railings | L | |
| Routine maintenance of walls, handrails, railings of stairs and common rooms | | C |
| consumption of water and electricity for the common parts | | C |
| Installation and replacement of locks | L | |
| Maintenance of green areas, including repair of the tools used | | C |
| Installation of equipment such as mailboxes, warning signs, bins, lockers for counters, rugs, carpets, guides and other furnishing material | L | |
| Routine maintenance of equipment such as mailboxes, warning signs, bins, lockers for counters, rugs, carpets, guides and other furnishing material | | C |

INTERNAL PARTS APARTMENT RENTED

| | | |
|--|---|---|
| Complete replacement of floors and walls | L | |
| Routine maintenance of floors and walls | | C |
| Ordinary maintenance of fixtures and shutters, of heating and sanitary | | C |
| Remake of keys and locks | | C |
| Painting walls | | C |
| Replacement Glass | | C |
| Maintenance of equipment and pipelines of electricity and the cable and the telephone system and video entry | | C |
| Coating wooden and metal works | | C |
| Extraordinary maintenance of the heating system | L | |

PORTER

| | | |
|--|------|------|
| Economic and substitute goalkeeper treatment, including social security and insurance contributions, liquidation provisions, bonus, bonuses, holidays and various allowances, including local, as c.c.n.l. | L10% | C90% |
| Materiale per le pulizie | | C |
| Substitute goalkeeper housing allowance provided in c.c.n.l. | L10% | C90% |
| Routine maintenance of the guardhouse | L10 | C90% |
| Extraordinary maintenance of the guardhouse | L | |

CLEANING

| | | |
|---|---|---|
| Expenses for hiring the worker | L | |
| the employee salaries, including social security and insurance contributions, settlement accrual, bonus, bonuses, holidays and various allowances, including local, as c.c.n.l. | | C |
| Expenses for the award of the contract to company | L | |
| Expenses for the contracted cleaning enterprise | | C |
| Cleaning Material | | C |
| Purchase and replacement of equipment for cleaning | L | |
| Routine maintenance of equipment for cleaning | | C |
| Rodent control and disinfection of premises related to the collection of garbage | | C |
| Disinfection of bins and waste containers | | C |
| Tax waste or replacement rate | | C |
| Purchase of bins, containers and trestles | L | |
| Packets for pre waste collection | | C |

CLEARING SNOW

| | | |
|---|--|---|
| Expenses related to the service, including the supplies | | C |
|---|--|---|

LEGENDA

L = Lessor

C = Conductor

GECOSEI of Giuseppina Napolitano

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