

## Extension Agreement

between

Espace Real Estate AG, Zuchwilerstrasse 43, PO Box, 4501 Solothurn

represented by

Wirz Tanner Immobilien AG, Europaplatz 1a, 3008 Bern

- Landlord / Owner -

and

Tenant

- Tenant -

regarding

the property Kohlenweg 12, Liebefeld

Rental property x.x-room flat

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### Preamble

Due to the structural condition of the property, the owner has decided to carry out an extensive total renovation of Kohlenweg 12, Liebefeld. To this end, all tenancies must be terminated. In order to allow tenants the maximum possible time to move out and to facilitate their search for new housing, the parties hereby enter into the following extension agreement.

1. The parties agree that the termination of the tenancy on 30 April 2026 is valid in every respect as stated.
2. The tenant is granted a one-time extension until 30 June 2027.
3. A second extension is ruled out.
4. The tenant has the right to terminate the tenancy during the extension period by giving 30 days' notice to the end of any month (except 31 December).

5. The landlord undertakes not to adjust the rent during the extension period at **the tenant's** expense.
6. **The tenant** is aware of the partially poor and defective condition of the building and the rental property. **She / He** accept that no repairs or maintenance work will be carried out and that the rent will not be lowered until the tenancy ends.
7. **The tenant** shall grant the landlord's architects, engineers and tradesmen access to the premises for inventory, planning and preparatory work with regard to the extensive renovation work to be carried out, provided 48 hours' notice is given.
8. **The tenant** undertakes to hand over the rental property and all associated keys to the landlord by 10 a.m. on 30 June 2027 at the latest.

The parties:

Solothurn, \_\_\_\_\_

\_\_\_\_\_  
For the landlord / owner:

Liebefeld, \_\_\_\_\_

\_\_\_\_\_  
**Tenant**