

BELGRADE AIRPORT d.o.o. Beograd

ANNOUNCES THE CALL

**FOR THE LEASE OF SPACE FOR THE PLACEMENT/INSTALLATION OF THE VITASCAN DEVICE AT
NIKOLA TESLA AIRPORT BELGRADE**

Description of the leased space:

SERIAL NUMBER	LOCATION	AREA	The initial monthly lease fee with common utility expenses excluding VAT
1.	Terminal 2, 1st floor, security restricted area - airside, between gates C2 and C3	5.00 m ²	EUR 500.00

Image od spaces:



Premises lease period - 6 (six) months.

The premises are leased solely for the placement of the *VitaScan* device *and* cannot be used otherwise.

The premises are leased in "as is" condition without the right to subsequent claims.

The Premises leased cannot be subleased.

The criteria for selecting the most favorable bidder is the highest bidder price of monthly lease fee excluding VAT.

Interested Bidders can visit the space, by sending a prior notice to the e-mail of the contact person aleksandra.kovacevic@beg.aero and jelena.petrovic@beg.aero.

The Lessee shall equip and adapt the premises to their intended use at its own expense, based on the conceptual design which has been previously approved by the Lessor.

The Lessee shall equip and adapt the premises to their intended use and start performing business activities within 10 (ten) working days from the day of handover of the Premises, and following the conclusion of the Lease Agreement.

The Lessee is not entitled to any compensation of damage for equipping the Premises, i.e. placement of the *VitaScan* device i.e. it is not entitled to a reduction of the Lease fee on the basis of invested assets.

The Lessee shall pay the lease fee as of the Lease agreement conclusion date, regardless of whether the premises are being used or not.

Upon concluding the Lease Agreement, the Lessee shall, at its own expense, obtain a permit for the movement and retention within the border crossing zone, issued by the Ministry of Internal Affairs of the Republic of Serbia, in order to access the security restricted area of the airport.

The lessee is obliged to maintain the VitaScan device in a correct and orderly condition during the duration of the Lease Agreement.

BELGRADE AIRPORT d.o.o. Belgrade, as the Lessor, will not bear any responsibility for any damage caused to the installed VitaScan device, either during its use or if there is physical damage to the device itself.

Prior to commencing the works on adapting the Premises to their intended use, the Lessee shall ensure that all the requirements set forth by the Lessor in terms of occupational health and safety, environmental protection, and fire protection have been met as well as that such requirements are adhered to during the execution of these works. Additionally, after signing the Lease Agreement, the Lessee shall sign and comply with the Agreement on the implementation of occupational health and safety measures, environmental protection, and fire protection according to the Lessor's model (hereinafter the Agreement).

During the term of the Lease Agreement, the Lessee shall fully implement occupational health and safety measures, environmental protection fire protection, and sanitary protection measures.

Failure to adhere to the provisions of the Agreement shall constitute grounds for the termination of this agreement, the collection of the contractual penalty provided for thereunder, and grounds for claiming damages.

The selected Lessee shall pay the lease fee presented in the submitted written bid, jointly with the corresponding tax, on a monthly basis, within 10 days from the day of issuance of the invoice, in RSD equivalent to the middle exchange rate of the NBS, on the day of tax liability.

The bid must contain the following documents:

1. Information on the bidder: Company, address, TIN, registration number, e-mail address available for further communication;
2. A copy of the excerpt from the Business Registers Agency of the Republic of Serbia;
3. Bid (in free form) with a clearly indicated amount of the offered monthly lease fee in EUR - VAT excluded, stamped and signed by an authorized person of the bidder;
4. Proof that he has paid a deposit in the amount of 20,000.00 RSD.
The deposit shall be paid to the current account of BELGRADE AIRPORT d.o.o. Beograd no.170-0030036782000-94, Unicredit bank, with the indication "deposit for

the advert on the lease of premises". To participate in the bidding process, the deposit must be paid. The deposit paid by the most favorable bidder will be kept, thus securing the payment of rent and settling all other obligations of the Lessee under the Agreement. The Lessee is obliged to immediately, and no later than 7 days from the day of concluding the Lease Agreement, pay the amount of the deposit up to the amount of three offered monthly rents, as well as to maintain the deposit in the amount of three monthly leases, VAT included. The selected bidder who withdraws from the submitted bid or refuses to conclude the Lease Agreement within 7 days from the day of its delivery, loses the right to a refund of the deposit. For other bidders, the paid deposit will be refunded within 7 days from the day the decision on the lease of the subject space has been adopted. The offer must contain the account number for refunding the deposit.

5. A statement declaring that he/she accepts the terms stated in the advert.

Documents should be submitted in original form, or as a certified copy.

The legal representatives of bidders or other authorized persons may participate in the negotiation procedure by submitting the original power of attorney naming the person authorized to take all actions in the negotiation procedure on behalf of the bidder.

The power of attorney must contain an assigned number, date and the signature of the issuer

The conditions under which BELGRADE AIRPORT d.o.o. Beograd may terminate the agreement are:

1. If the Lessee, even after a warning from the Lessor has been issued, continues to use premises contrary to the Agreement, if subleases or makes alterations to the premises without the written consent of the Lessor;
2. If the Lessee does not pay the due rent and other obligations even within fifteen (15) days after the Lessor has invited him to settle it.
3. Initiation of bankruptcy proceedings against the Lessee or the Lessor;
4. If the Lessee does not maintain a deposit in the amount of three (3) gross monthly lease prices;
5. In case of investment works i.e. reconstruction of the area where the leased premises subject to this agreement are located, the Lessor may offer the Lessee an alternative space, make a decision on suspension of rights and obligations, or cancel the lease agreement.

Manner, place and time for submission of bids:

The bid must be submitted in writing, in a sealed envelope directly or by mail (registered mail) to the following address:

**BELGRADE AIRPORT d.o.o. Beograd
11180 Beograd-Surčin, 47 Aerodrom Beograd St, Serbia
RECORDS MANAGEMENT OFFICE
COMMITTEE FOR LEASE OF PREMISES**

The following text must be written on the front side of the envelope: "BID FOR THE LEASE OF SPACE FOR THE PLACEMENT/INSTALLATION OF THE VITASCAN DEVICE - DO NOT OPEN", and on the back of the envelope, legibly write the name and address of the bidder. The bid must be submitted in a sealed envelope by 10 AM on 12/02/2024.

The bidders are obliged to submit the name of the bidder and the data of the person submitting the bids who will attend the opening of the bids, no later than the day prior to the bid opening date stated in the Invitation. The data must be submitted to the following e-mail address: aleksandra.kovacevic@beg.aero and jelena.petrovic@beg.aero

The stated data must be submitted in order for BELGRADE AIRPORT to inform the Security Service in a timely manner, and thus enable the entrance into the security-restricted zone of the airport, the Red Building of Air Serbia.

Offers deemed as untimely or late, are offers that did not arrive at the Record Management Office of BELGRADE Airport d.o.o. Belgrade by the specified deadline, regardless of the method of delivery, and will be returned to the bidder unopened, marked as untimely.

Place, time, and manner of opening bids:

Opening of the bids will be conducted on 12/02/2025 at the Airport Nikola Tesla Belgrade, location - Red Building of Air Serbia, 3rd floor, office no. 14, starting at 11 AM.

Only authorized representatives of bidders have the right to participate in the opening of bids and negotiations, by submitting a signed and certified power of attorney in the original form. Faxes or photocopies will not be accepted.

All questions related to this invitation can be directed to the contact persons: aleksandra.kovacevic@beg.aero and jelena.petrovic@beg.aero

Minutes on the opening of bids and negotiations will be delivered to the representatives of the bidders present, immediately after the end of the negotiation procedure, and to other bidders by e-mail to the address specified in the bid.

BELGRADE AIRPORT d.o.o. Beograd reserves the right to reject the bid of any bidder without declaring any reasons for such a decision.