APPENDIX […] TO STANDARD LEASE FOR OFFICE AND INDUSTRIAL PREMISES

**AGREEMENT**

**ON**

**THE FIRE PREVENTION RESPONSIBILITIES OF THE LESSEE (USER)**

**UNDER REQUIREMENTS LAID DOWN IN REGULATIONS OF 17 DECEMBER 2015
NO. 1710 RELATING TO FIRE PREVENTION (THE FIRE PREVENTION REGULATIONS)**

1. Background

[…] **(**the **Lessor**) and […] **(**the **Lessee)** have on [date] entered into an agreement for the lease of premises at [address, land no. and title no.] **(**the **Property).**

The Lessor shall make the Lessee aware of the requirements appliable to use of the Property and all characteristics of the Property of relevance to fire safety. The Lessee shall contribute to, and collaborate with the Lessor on, fire prevention.

This agreement shall coordinate use of the leased object in those cases where there are multiple users of the building, cf. Section 4 of the Fire Prevention Regulations.

1. DUTIES

|  |  |
| --- | --- |
|  |  |
|  | **Internal control procedures** |
| 1. | The Lessee shall document that the activities conducted by the Lessee are in compliance with the duties listed in Sub-clauses 2-8 below, cf. Sections 11 and 12 of the Fire Prevention Regulations. |
|  | **Fire protection** |
| 2. | The Lessee shall ensure that the Leased Object is used in accordance with the fire safety requirements applicable to the Property, and shall introduce procedures ensuring such use. This includes, *inter alia*, the following:* Familiarise itself with the requirements applicable to use of the Property
* Check emergency lighting, smoke detectors, escape routes, firefighting equipment, electrical ­installations, etc.
* Evaluate own procedures and safety follow-up
 |
| 3. | The Lessee shall ensure that escape routes are open and clear of any obstacles. |
| 4. | The Lessee shall inform the Lessor of any change, dilapidation or damage to the Property or safety installations that may affect fire safety. |
| 5. | In the event of any acute issue that significantly impairs fire safety, the Lessee shall immediately inform the Lessor and adopt interim measures until the risk has been normalised. |
| 6. | The Lessee shall introduce procedures for raising the alarm, evacuation, rescue and firefighting in the event of fire at the Property.  |
| 7. | The Lessee shall introduce procedures ensuring that employees at the Property have sufficient knowledge and skills to prevent and fight fire. This includes, *inter alia*, the following:* Comply with applicable fire instructions
* Appoint a Fire Protection Officer and arrange for training of employees and any other persons involved in the activities conducted by the Lessee
 |
| 8. | The Lessee shall introduce procedures ensuring that every person visiting or spending time at the Leased Object receives sufficient information on how to prevent fire and how to act in the event of fire. This includes, *inter alia*, the following:* Ensure that every person visiting or spending time at the Property receives information on escape routes and any special risk factors
* Conduct/participate in fire drills, including coordination of fire drills with other users of the Property, if there are multiple users
 |

1. Fire Protection Officer

The Lessee shall appoint a Fire Protection Officer.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Name** | **Tel.** | **Floor** |
| Fire Protection Officer |  |  |  |
|  |  |  |  |

The Lessee shall immediately inform the Lessor of any change of Fire Protection Officer.

\*\*\*

*[place], [date]*

For and on behalf of the Lessor For and on behalf of the Lessee

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
[…] […]