

GENERAL CONDITIONS.

- Each assignment given to BC De IJsfabriek implies by operation of law, the approval of the general conditions mentioned below. The performances are executed following the particular conditions stipulated in the agreement and following the conditions mentioned hereafter, that represent the integral part of the agreement with the customer.
- The invoice is accepted by the customer if not contested within 7 calendar days after the invoice date and by registered letter specifying the reasons for the refusal.
- In case an invoice has not been paid on the expiration date, all pending reservations may be suspended and the reservations that have already been executed may be invoiced immediately. Furthermore, in case of non-payment and without prior notice of proof of default, the amount invoiced will yield an annual interest of 12% by operation of law. In case of default payment, cheque without cover, bankruptcy, concordat or whatever circumstance that forms a risk for the claim of BC De IJsfabriek, BC De IJsfabriek reserves itself the right by operation of law, to terminate the present agreement unilaterally and/or to claim, by simple letter, the total payment of all non-paid invoices (even those that are not expired) and this while the customer is not entitled to any compensation.
- In case of contestation, only the courts of the judicial district of Antwerp will be authorized.

CONDITIONS FOR THE USE OF BUSINESS CENTRE (BC) DE IJSFABRIEK.

- These are the general conditions of Business Centre (BC) De IJsfabriek. These conditions are applicable when you have rented a meeting-room at BC De IJsfabriek, Lange Leemstraat 372 - 2018 Antwerpen.

TERMINOLOGY:

- 'the manager': BC De IJsfabriek.
- 'the renter': a person, an organization or an association who/that rents a meeting-room and receives material to lend.

OUR SERVICES:

- Put completely furnished meeting-rooms at disposal temporarily at the Business Centre.
- Free use of wifi by means of access code.
- Coffee, tea and sandwiches if wished.
- Limited parking facilities.

USE OF THE ACCOMMODATION:

- The BC may only be used for exhibitions, administration and meeting purposes.
- Noise nuisance is prohibited.
- It is not allowed to smoke in all spaces inside the BC. It is only possible to smoke outside on the spot that is indicated (provided with ashtrays).
- Animals are not admitted.
- It is not allowed to use a meeting-room with more people than permitted.
- The renter must maintain carefully all parts of the BC and all equipment used, appliances and furniture. The renter is responsible for all damages that he/she has caused or those who are present in the BC with his/her approval or invitation.
- During the use of the BC after normal office hours (8 h - 18 h.), the renter is responsible for the closure of the exterior entrance doors of the BC.
- Insurance - The renter has to insure himself all properties brought to the BC and he remains liable for his own employees and third parties.
- Damages and Responsibility - The manager is not responsible in case of loss, theft and/or damages caused to personal belongings of the renter.

THE AGREEMENT:

- The nature of the agreement is a services agreement. The services rendered and the short duration of this agreement are defined and therefore both parties agree explicitly to exclude the stipulations of the Civil Code regarding rental agreements. The renter doesn't receive rights with regard to the property, only to share the use of the BC in order to enable that the services agreed can be executed.
- Cancellation of the agreement - The renter can cancel the reservation for free until two days (24 hours) before the start of the reservation. If the cancellation is made one day in advance (< 24 heures) or the day of the reservation, the total rent of the meeting-room will be invoiced.
- End of the agreement - At the end of the agreement, the renter commits himself/herself to leave the accomodation in the same condition as when it was taken into use. All costs that we judge reasonable to restore the offices/meeting-rooms in their original state, will be invoiced (extra maintenance, repair costs, theft, etc...). The manager is not responsible for objects forgotten and/or left behind at the BC.
- The renter is also responsible for each loss or each claim due to the late departure out of the space.
- Belgian law is applicable - The agreement is subject to the Belgian law. Only the Courts of Antwerp will be exclusively competent to deal with disputes resulting from the execution or termination of the convention.

PAYMENTS:

- Invoices - The amount invoiced for our services, VAT incl., has always to be paid immediately in full. (Read : at the latest 7 days after reception of the invoice). The manager provides an invoice AFTER using our services.
- Guarantee - For special events and/or the rent of valuable material, the manager may ask the renter to pay a reasonable guarantee in advance.
- Late payment - In case an invoice has not been paid on the expiration date, all pending reservations may be suspended. Furthermore, in case of non-payment and without prior notice of proof of default, the amount invoiced will yield an annual interest of 12% by operation of law. In case of default payment, cheque without cover, bankruptcy, concordat or whatever circumstance that forms a risk for the claim of BC De IJsfabriek, BC De IJsfabriek reserves itself the right by operation of law, to terminate the present agreement unilaterally and/or to claim, by simple letter, the total payment of all non-paid invoices (even those that are not expired) and this while the customer is not entitled to any compensation.