

From: Morits Skaugen <[REDACTED]>
To: jeffrey E. <jeevacation@gmail.com>
Subject: Re: Leieavtale. Drammensvaeien 42 - gnr 11/bnr 50 seksjon nr 5, Oslo.
Date: Tue, 03 Apr 2018 15:21:13 +0000

Jeff,

You have two types of rental periods or duration as per Norway law..

«Tidsbestemt» and «tidsubestemt» in Norwegian meaning a defined period or not a defined period.

If it is a defined period it ends at a date to be agreed/set at this point. This can be short or long. If it is not defined it gives the tenant the right to terminate with an acceptable notice (that is considered 3 months by Norwegian case law). It does not give the property Owner the right to terminate unless special circumstances, but certainly not the right to terminate for adjustment or change of rental pay or terms or another tenant is better. The current agreement has gone from being a defined period to be not defined period by the wording since it was not terminated by Owner when it lapsed a few years ago. It is thus not defined now; at the current rate of pay. This pay I am suggesting to reduce by about 1/3.

Regards
Morits

Best regards from Morits Skaugen

From: Jeff Epstein <jeevacation@gmail.com>
Date: Tuesday, 3 April 2018 at 16:25
To: Morits Skaugen <[REDACTED]>
Subject: Re: Leieavtale. Drammensvaeien 42 - gnr 11/bnr 50 seksjon nr 5, Oslo.

sorry, can you explain the term re duration.

On Tue, Apr 3, 2018 at 3:51 PM, Morits Skaugen <[REDACTED]> wrote:

Jeff,

Ref rental Agreement or «Leieavtale».
Drammensvaeien 42 - gnr 11/bnr 50 seksjon nr 5, Oslo - the Agreement as enclosed.

I am referring to my discussions with you the last couple of days re the Terje rental Agreement.

I hereby offer, on a unilateral basis, to reduce the quarterly payable rent of the property and from next payment that is due to be paid and that is before july 1st 2018.

The new rent will be set at NOK 500,000.- per annum or NOK 125,000 per quarter. Ref the rental Agreement par 2.

The rent, as per par 2, will then need be inflation adjusted with 100% of increase in Norway CPI as published by Norway SSB and with first possible annual adjustment July 1st 2019.

For the duration I refer to the rental Agreement par 3.
As per this Agreement the rental is "tidsbestemt" in Norway.

By Terje counter signing on this email (by hand and by email) we will treat this as an integral part of the enclosed Agreement as signed and dated May 9th 2011.
Kindly make this formality happen in the course of the next few days and then he can register it ("tinglysning") on the property if he so desires and as per the Agreement par 9.

Regards
Morits

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please note

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