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# PROCEDURE FOR TERMINATION OF LEASES

* When the Lessee or the Lessor has terminated the lease prior to vacating the Leased Area, it is necessary to search the Lessor’s register for any entry of an endorsement by a mortgagee. This also applies if the lease has been terminated for breach.
* If an endorsement by a mortgagee has been entered on the Lessor’s register, the guidelines in the endorsement must be followed, particular in relation to notification of the mortgagee.

## PROCEDURE FOR SURRENDERING PORT AREAS

* When the Lessee has given notice of termination in accordance with the provisions of the lease, the Lessee must, no later than two-and-a-half (2½) months before the date of vacating the Leased Area, summon the Lessor to a joint inspection of the Leased Area to take place no later than two (2) months before the date of vacating.
* During the inspection the Lessee and the Lessor will agree the details of the reinstatement work required to bring the Leased Area into the agreed condition on the date of vacating as well as the deadlines for such work. The Lessor is entitled to follow up on whether the agreed deadlines for reinstatement are being met.
* If it has been agreed in section 7 of the lease and the Lessor so requests, the Lessee is obliged to document the condition of the Leased Area in terms of contamination. In this event, the inspection must be carried out (4) months before the date of vacating.
* If it is found on the date of vacating the Leased Area that the obligations have not been met, the Lessor is entitled, at the Lessee’s expense and risk, to bring the Leased Area into a condition that is in conformity with what was agreed in the lease: see clause 11.2 of the general provisions.
* No later than eight (8) days before the Lessee vacates the Leased Area, the Lessee must provide the address and email address to which the Lessor must send notices.
* If the lease is entered in the land register in relation to the Leased Area, the Lessee is obliged to ensure cancellation from the register immediately after the end of the lease.
* When the above acts have been performed, the Lessor is obliged to return any deposit received or release bank guarantees.