

# General Terms and Conditions for Eriksbergshallen

## Introduction

Eriksbergshallen leases premises through Quality Hotel 11 (hereinafter “the Company”) for trade shows, dinners and parties, congresses and conferences and other exhibitions or similar events.

The Tenant undertakes to read and comply with these General Terms and Conditions, as well as to give them to parties involved, including subcontractors of the Tenant. The Tenant is the entity renting one or more premises from the Company.

Matters concerning payment, cancellation rules and other matters not dealt with herein shall be governed by the acknowledgement between the parties and the cancellation rules of the Company.

## Commencement of occupancy / Removal

Upon the commencement of occupancy, the Tenant shall register his arrival to the reception at Quality Hotel 11 (Maskingatan 11) before moving in. The reception will refer him to an appropriate contact person. The receipt of keys and/or key cards will be acknowledged, as agreed, in conjunction with the commencement of occupancy. In the event this has occurred, the Tenant, upon the completion of removal, shall return keys and similar objects.

The Tenant shall have access to the premises on the date and time agreed, pursuant to the confirmation. All objects that the Tenant has brought onto the premises of the Company, must be removed from the premises of the Company no later than on the date and time stated. If this is not done, the Company may remove the objects at the exhibitor’s expense and risk.

The Tenant may not borrow equipment and fixtures from the Company without consent. Installed objects such as lights, sound equipment and constructed objects may be changed only after securing the consent of the Company. Anything changed must be put back in its original condition before removal. In the event this is not done, a handling fee for the restoration shall be charged. Remember to always ask the personnel in the event you are uncertain about anything.

## Advertising / signs

Setting up material and/or posters in places other than the walls of the booth or some other place designated for this purpose is not permitted. If this nevertheless occurs, the Tenant shall pay for any damage. Strings, wires or similar items that are used for mounting or suspending objects shall be removed by the Tenant before the Tenant’s removal. If this is not done, a handling fee will be charged.

## Alcohol / Smoking / Eating and drinking

During assembly and dismantling, smoking is prohibited at the Eriksbergshallen. Instead, we have designated the rear side of the building near the delivery entrance for this purpose. Regarding individual events, smoking shall be governed by the provisions of the agreement between the Company and the Tenant.

In compliance with Swedish alcohol laws and regulations, all alcohol served must have been purchased by the holder of an alcohol license (the Company). Consequently, under no circumstances may alcoholic beverages be brought onto the premises or consumed. This shall apply both during the assembly and dismantling and during the event itself. All serving of foods and beverages shall be done exclusively by the Company. Thus, no one may serve food or beverages of his or her own without the written consent of the Company.

## Deliveries of goods

Goods may be delivered no earlier than on the agreed date for the commencement of occupancy. Any goods having been delivered before the date of the commencement of occupancy must be confirmed by the Company, unless the Company shall be entitled to reject the goods. The same applies to goods arriving late. Goods sent by road transport shall be addressed as follows:

**Eriksbergshallen**  
**Sjöportsgatan**  
**417 64 GÖTEBORG**  
**SWEDEN**  
**Telephone: +46 (0)31-779 1111**

Small messages and/or packages shall be referred to the hotel:

**Quality Hotel 11**  
**Maskingatan 11**  
**417 64 GÖTEBORG**  
**Telephone (0)31-779 1111**

There are no loading docks, industrial trucks or lifting devices. If industrial trucks or help in lifting is required, this should be ordered from Quality Hotel 11, phone +46 (0)31-779 1111. All goods shall be loaded through the delivery entrance (on Sjöportsgatan) or through some other door so indicated. No loading of goods may occur at the southern and northern entrance. Any storage of packing material, empty containers or similar objects or anything of that nature must be agreed in advance, due to the shortage of space.

The maximum limits of the garage doors are 4.5 m in width and 2.9 m in height. The south and north entrance are 4.5 m in width and 5.0 m in height.

## Cleaning / waste disposal

The Company shall perform the general cleaning of the premises. The term “general cleaning” shall refer to normal cleaning, and shall not include heavy duty cleaning following construction or similar occurrences. The Tenant shall be responsible for the cleaning of the equipment it introduced, exhibited items, booths and similar objects.

The Company shall normally handle the disposal of the Tenant’s wastes. The term “waste” shall normally mean waste material that fits in one container (10 m<sup>3</sup>) if the entire Eriksbergshallen is leased. In the event of a greater amount

of waste, the Tenant shall pay for the cost of this. The Tenant shall be responsible for ensuring that any garbage or empty packing material be placed in our container, which is located outside of the delivery entrance. If this is not done, a charge will be made for the costs of handling this. A higher level of cleaning can be ordered before commencement of occupancy (e.g. cleaning of the booth, assembly of the booth)..

#### **Sound**

The Tenant shall present all rehearsals, sound checks and performances to the Company for its consent, prior to the implementation of an event. In addition, the organiser shall abide by the maximum sound level limits that apply to Eriksbergshallen. Sound technicians, disk jockeys and other persons involved must be informed of the policy in effect. For more information, refer to the separate sound policy. Excerpts from the policy:

The organiser shall ensure that the music shall be kept at a level that will not expose any guests to a sound level in excess of a maximum 115 dBA, which is equivalent to a continuous noise level of 100 dBA. The purpose of these requirements is to prevent hearing impairment.

After 10 p.m., we impose stricter requirements to avoid disturbance to our surroundings.

Eriksbergshallen South: Avg. Sound level 90 dBA  
Eriksbergshallen Central: Avg. Sound level 90 dBA  
Eriksbergshallen North: Avg. Sound level 95 dBA

#### **Security**

The premises are equipped with an automatic time lock, which allows a presetting of whether or not the doors are to be kept locked. The premises are not under camera surveillance. The premises are equipped with alarms and motion detectors. For more information, contact the Company. We recommend one or more security guards to be retained by the Tenant, depending on the event.

#### **Fire**

The premises are equipped with a fire alarm with automatic connection to the Rescue Services. All premises are equipped with sprinklers that are automatically triggered.

In the event the Tenant engages in acts that can disrupt the fire alarm and/or sprinkler system, the Tenant is obligated to contact the Company for consultation. If this is not done, the Tenant shall be billed for the costs that the Rescue Services may charge for any turn-out. In certain cases, the consent of the Rescue Services must be secured sufficiently in advance before events such as indoor fireworks, changes in the number of persons or changes of the escape routes.

All the aisles are to be considered as escape routes. Escape routes, emergency exits (even external ones), fire equipment, alarm buttons or signs must NEVER be blocked or obstructed. All exhibition material must be fire rated.

#### **Mounting or suspension**

All lighting, sound equipment or pictures that are mounted or suspended at the Eriksbergshallen must be doubly secured to avoid personal injury. Rented lifting devices must be approved and inspected. No diesel-operated lifting device or industrial truck is allowed at the Eriksbergshallen.

No load may be put on the roof structure (where the ceiling fitting is hanging), but only from designated beams. Always request the assistance of the personnel before attempting any mounting or suspension. Also abide by the designated maximum weights.

#### **Insurance / Valuable property**

The Tenant shall be responsible for, and insure, all property brought into the premises of the Company. In the event of theft or similar circumstances, the Company shall be liable for the full value of the property only in the event that the Company, in a written acknowledgement, has undertaken to be responsible for the property.

The Company is not under strict liability for property kept in hotel rooms or on other premises. However, in the event the Company or any of its employees are found to have acted recklessly or negligently, or have otherwise been culpable for the loss of, or damage to, the property, the Company shall be liable for the lost and/or damaged property.

#### **Legal proceedings**

All disputes relating to the interpretation of this agreement shall be determined according to Swedish law by a Swedish court of general jurisdiction. The first forum shall be the Göteborg District Court.

Violation of the above provisions may give rise to removal from the Company. If this occurs, the person in question shall not be able to raise any claim against the Company for repayment of already paid fees, or for any damages.

#### **Force Majeure**

Strikes, lockouts, fire, major restrictions on deliveries, and other circumstances beyond the control of the Company, shall entitle the Company of cancel this agreement without any liability to pay damages.



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## ERIKSBERGSHALLEN

Eriksbergshallen is a part of Quality Hotel 11

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