

# Lambertssons's General Terms for Site Cabin Setup

Valid from 2025.04.01

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## 1. Applicability

These terms and conditions conditions for site hut establishments apply in addition to Lambertsson's General Rental and Sales Terms.

## 2. Prior to Establishment

### 2.1 Ownership and Right of Disposition of Land

The Lessee is responsible for owning or maintaining the right of disposition to the land on which the site establishment will be located, including the work area and access roads. Any costs or delays due to uncertainties regarding land rights are the responsibility of the Lessee.

### 2.2 Building Permit

The Lessee is responsible for obtaining the building permit in good time before the establishment.

### 2.3 Cancellation and Termination

- Call-off orders that are postponed will be charged from the original start date.
- Cancellations later than one month before the agreed establishment date will be charged with three months' rent.
- The notice period is one month before the agreed disassembly date.

### 2.4 Transport and Access Roads

- Transport, assembly, and disassembly are carried out by the lessor or its subcontractor.
- The Lessee is responsible for ensuring that there are easily accessible roads and load-bearing ground for transportation. The road must be paved/hardened and dimensioned for heavy traffic (vehicle length 24m, width max 4.5m, free height up to 4.5m, and a bogie load up to 26 tons).

### 2.5 Establishment Area

- The Lessee is responsible for the accuracy of the information provided regarding the establishment area and working area.
- The Lessee is responsible for ensuring that the establishment area is level, hard-surfaced, gravelled, ifree of ice and snow with sufficient load-bearing capacity and accessibility, and free from obstructive cables, trees, height differences, or other obstacles that may hinder or delay the establishment.

- The maximum height deviation is 50mm within the establishment area of the site hut placement.
- The Lessee must provide connection points for water adapted for PEM-hose and drainage at the corner of the site hut establishment, as well as any required water meter.
- Groundwork and restoration work are not included in the Lessor's commitment.

## 3. Work Area and General Facilities

### 3.1 Work Area

- The Lessee must provide a suitable work area for assembly and disassembly, including a placement area for lifting equipment and materials.
- The work area for the assembly and disassembly of the establishment requires at least two (2) meters of free height space around the facade line of the site hut placement.
  - During assembly and disassembly, the c/c distance between the lifting equipment and the site hut unit must not exceed seven (7) meters unless otherwise agreed.
- All components included in the rental object such as foundation material, site huts, water and sewerage components, and other required materials must be able to be unloaded in close proximity to the installation area.

### 3.2 General Facilities

- The Lessee provides lighting and electrical power at agreed connection points.
- Staff facilities near the workplace must be available if needed.

## 4. Assembly and Disassembly

### 4.1 Timeframes

- Work is carried out on weekdays during regular working hours (07.00 – 16.00). Work performed outside these hours will incur additional charges.
- The establishment must not be accessed before the Lessor's notification of completion.
- The Lessor disclaims compensation claims for delayed assembly or disassembly due to adverse weather conditions.

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## 4.2 Coordination Responsibility

- The Lessee is responsible for coordination according to AML 3:7, AFS 2023:3. The Lessee shall, in good time, provide the Lessor with written contact details of its responsible coordinator.
- The Lessee is the developer (byggherre) according to the Planning and Building Act (Plan- och Bygglagen).

## 5. Fire Protection

The Lessee and the developer are responsible for systematic fire protection work in accordance with the Act on Protection Against Accidents (Lagen om skydd mot olyckor).

## 6. Condition of Site Hut Establishment upon Return

- The site hut establishment must be thoroughly cleaned and emptied of the Lessee's property upon handover.
- Left property will be disposed of at the Lessee's expense.

## 7. Liability and Compensation

### 7.1 Maintenance and Damage

The Lessee is responsible for maintaining the site hut establishment and following provided care instructions. Examples of chargeable damages due to abnormal use include:

- Additional cleaning
- Replacement of damaged or missing inventory items
- Replacement of equipment
- Repairs
- Replacement of equipment due to freezing damages

### 7.2 Connections

Electrical and water/sewage connections must not be disconnected without the Lessor's permission.

## 7.3 Additional Costs

Any waiting times and additional costs caused by the Lessee's shortcomings in the preparatory work regarding the establishment and work area will be charged as variation costs (ÄTA) according to Lambertsson's current price list.

## 7.4 Workplace Introduction

Time for workplace introduction or project-specific training will be charged.

## 8. Waste Management and Restoration

- Costs related to waste management will be charged separately.
- Restoration of damage or customer adaptations to standard design will be at the Lessee's expense.