

## GENERAL CONDITIONS

The present rental is established in accordance with the special conditions as well as with the following general conditions :

### 1°) Legal regime of the contract :

The present rental is established for temporary and holiday use. The premises will not be occupied for permanent primary or secondary residence and the tenant will not use them for any type of business, industrial or professional. In consequence thereof, the contract will be governed by the articles or the Civil Code and the conditions agreed in the present contract.

### 2°) Length :

The rent will not extend beyond the established dates unless it has been expressly and previously agreed in writing by the landlord or his representative. The lease will automatically stop at the indicated date without it being necessary to give any notice.

### 3°) Rental price - Reservation :

The rental price, the added eventual expenses and the warranty deposit are indicated in the special conditions. The amount indicated to close the contract must be paid upon its signature, the balance will be paid according to the schedule agreed in the special conditions.

### 4°) Warranty deposit :

Upon receiving the keys, the tenant will pay to the owner or his representative, the amount indicated page 2 a warranty deposit for any damages which might be done to the furniture or other of the rented premises. This amount, which does not give right to any interests, is not to be considered as payment for any part of the rental price and will be reimbursed to the tenant at the earliest after cleaning of the premises, return of the keys and after deduction, if necessary, for the damage caused. A fixed amount might eventually be charged for the cleaning of the premises. This amount will be determined in the special conditions of this contract.

### 5°) Bedding :

The premises object of the present contract will not be, in any event, occupied by more persons than indicated in the special conditions unless this has been

previously authorized by the landlord or his representative. In that instance, the landlord or his representative will be entitled to ask for a supplement of rent or refuse the extra use of the premises.

#### 6°) LESSEE'S OBLIGATIONS

The lessee is forbidden, without the assistance of the Company TRIVERIO IMMOBILIER SARL, from announcing his/her intention directly to purchase the property referred to in this agreement, and from contacting the owner directly with a view to making a offer of purchase

#### 7°) Insurance :

The tenant must comply to the following obligations :

- he will occupy the premises for living purposes. The tenant agrees that this rent is only being established for temporary and holiday activity, major condition, otherwise the present rent would not have been concluded
  - the tenant himself, members of his family or any his friends, will not cause any disturbances that will harm the tranquility of the neighborhood or its residents
  - if they are located in a building ruled by the "rules of coproperty" the tenants will conform to these rules and they admit having been informed of their existence
  - he will occupy the premises personally and are not under any circumstances allowed to sublet, even at no rent, nor transfer the rights of the present contract to any other person without the previously written agreement of the landlord
  - he is not allowed to store furniture except for minor items of linens
  - he is not allowed to modify the location of the furniture nor make any changes in the premises
  - animals, even pets (dogs, cats ...) are not admitted in the premises without prior consent of the landlord. The permission granted is subject to the animal not causing any damages to the premises, furniture, or disturbance of the neighbours
  - the tenant will have to accept that all needed repairs which urgency and need will arise during the rent, be done accordingly
  - the tenant will maintain the premises in good condition and return them in good status of rental repairs and upkeep
  - he will inform the landlord immediately of any damages or accidents to the premises if they are no apparent damages
- he will be responsible for any damages or losses which might occur due to himself or his relationships while he is occupying the premises, unless he can prove that they happened without his or his relations fault

The lessee must be insured with an insurance company against theft risks, fire and water damage, regarding his rental risks, the rented furniture and the neighbours'

claims and provide proof thereof on first request from the owner or his Agent. Consequently, the owner and his Agent accept no liability for the recourse that their insurance company might exercise against the lessee in the event of a damage.

In the event of the lessee being out of the rented premises, day and night, the lessee must also see to it that he complies with the conditions of the property insurance contract on pain of his own liability being involved, to wit:

- locking of all exits and openings leading outside,
- switching on the alarm system which the property is fitted with.

The lessee besides is informed of his interest to take out a cancellation insurance policy, in the event of an illness, accident or unexpected event, which contract he will communicate to the Agent being specified that the lessee expressly holds the agent harmless for the reimbursement of the sums paid under the present agreement, should he have failed taking out such cancellation insurance.

#### 8°) Legal domicile :

For the execution of the present contract, the parties take domicile at the landlord's or this representative's address which are indicated in the special conditions. In case of trouble, the tribunal will be the one under which are located the premises.

#### 9°) Practical information :

how to reserve : the potential tenant must return the present contract duly signed together with the amount requested under the special conditions. The rent will be concluded if the premises are still available upon receipt of the above. Should the premises not be available

upon receipt of the contract and the specified deposit, the amount deposited will be either returned to client or used with his prior approval for similar premises or for another period of rent.

- Should the tenant cancel his contract prior of his entrance into the premises, the amount deposited will be keep by the landlord. However, if the cancellation is gives with enough time and well advance for the landlord to find another tenant and if the premises are rented again, the landlord might be willing to reimburse the tenant but will deduct from this amount deposited the expenses incurred

- entrance into the premises : the tenant must inform the landlord or this representative of date and time of his arrival and if possible during working days.

He will have to remit the warranty deposit as specified in the special conditions, in order to receive the keys. A status of the premises will be established with a detailed inventory of the furniture in the presence of both parties to this contract at the entrance into the premises and will be attached to the present contract. In the absence of the tenant the inventory made by the landlord will be considered valid

departure : the premises will have to be remitted to the landlord at the time and date specified in the special conditions, unless prior approval by the landlord. The tenant will have to take an appointment three days prior to his departure with the landlord or his representative. A status of the premises and the inventory will be made only upon the departure of the tenant by both parties and only with prior appointment being established. It is pointed out, that only normal wear and tear due to normal use will be accepted. Any object broken, damaged, or lost must be replaced or reimbursed at current purchase price by the tenant

#### 10°) Cancellation of contract

If the tenant for any reason would cancel the contract ONE MONTH (30 days) BEFORE the date of beginning of the rent (mentioned on the contract), so the 25% reservation deposit already paid by the tenant would be kept by the agency and not paid back to the tenant

If the tenant for any reason would cancel the contract less than ONE MONTH (30 days) BEFORE the rent starts (day mentioned on the contract) the payment of the total rent mentioned on the contract would be required to the tenant.

#### 11°) Arrival and departure

For check-ins between the hours of 8 p.m and midnight, an additional charge of 80.00 euros will be incurred each time. Similar charge for check outs before 7 a.m.