

LEASE OF PROPERTY FOR TOURIST USE
pursuant to art. 1 paragraph 2, letter c) of Law 431/1998

With this private deed, drawn up in duplicate originals, the undersigned:

....., born in on and resident in (SO) address
(tax code), identified by ID card n. issued by the Mayor of the City of
(SO), mobile phone

....., born in on and resident in (SO) address
(tax code), identified by ID card n. issued by the Mayor of the City of
(SO), mobile phone

hereinafter referred to as **LESSOR**, leased grant for exclusive tourist use

to Mr./Mrs.....
nationality birth place
date of birth phone
address
e-mail tax code
identification document
issuer release date

hereinafter referred **PART LESSEE (TENANT), which undertakes to accommodate no more than n. People, herself included, as follows:**

Mr./Mrs
nationality birth place
date of birth phone
address
e-mail tax code
identification document
issuer release date

(OMISSION)

the real estate unit located in Via Giacomo Parascio n. 3, in Delebio (SO), consisting of a ground floor apartment, with kitchen, living room, two bedrooms, bathroom, hallway and foyer, with four places bed + 1 extra bed, indicated in the Register of Buildings of that district to Fg. mapp.....sub..... The apartment is fully furnished and equipped. The property is also equipped with the following accessories: n. 1 parking space outdoor (parking in the courtyard) and shared laundry room use (fg. mapp. sub.....), which they are made freely available to the lessor for the period of the lease. The property must be used exclusively for residential use only for tourist purposes, excluding any prolonged or long-term housing need of the LESSEE and/or other accommodated.

TERMS AND CONDITIONS

- 1) **DURATION AND LEASE RENTALS:** The contract lasts from the day (with effect from hours) to up at, when will cease without the need for any notice of termination. The termination date is meant already given now, for the day of the deadline. **The rental fee is agreed in a total of € for the entire period.** Any extension of the contract term is excluded. The leasing claim to have opted for the regime of the "Cedolare secca" on rents, in accordance with Article 3 of Legislative Decree 23 of 14/3/2011. The fee includes, for the entire duration of the lease: electricity, water, gas, condo fees, garbage disposal, free use of the shared laundry room; free use of a parking space outdoor (parking inside the courtyard); internet access with unlimited wi-fi connection; weekly cleaning and final cleaning; rental of bed linen, bath and kitchen (sheets, blankets and / or duvets, towels, tablecloths, tea towels); use of furniture and furnishings. The rent does not include the cost of food or beverages. **Products for breakfast are offered for free.**
- 2) **RULES OF HOSPITALITY:** The conductive part agrees to host, inside the apartment, a number of persons not exceeding the number of beds agreed with the lessors ;
- 3) **PROHIBITIONS SUBLEASE, LOAN AND ASSIGNMENT:** The Lessee shall not, under any circumstances, sublet or grant a loan, in whole or in part, the real estate unit, or transfer to third parties the contract, on pain of termination of the contract ;
- 4) **DEPOSIT AND PAYMENT OF RENTAL FEE:** The prices for the rental of the apartment are set in € (Euro). The payment of the rent is carried out as follows:

30% DEPOSIT: When booking is requested a prepayment of 30% of the total (based on the rate and the number of people chosen). This amount is considered a deposit, non-refundable, and is considered part of the rent due.

Chosen mode: PayPal (before the keys are handed over)

70% BALANCE: the balance of the remaining amount to be paid in cash at check-in or through Paypal, even before arrival at the property and, at the latest, at check-in, or by bank transfer or Zip. Checks are not accepted.

chosen mode: PayPal (before the keys are handed over)
 Cash (at check-in, before the keys are handed over)
 Bank transfer (before arrival at the property and before handing over the keys)

NB: If the amount owed to balance exceeds € 999.99 must be compulsorily paid through PayPal before arrival at the property or, at the latest, at check-in).

In the following cases: 1) the termination or cancellation of booking by the tenant; 2) failure to check-in; 3) the refusal of the tenant to pay the remaining amount due to the balance of the rent, the "deposit for the reservation" will be legitimately withheld by the owners-lessors.

- 5) **COMMUNICATIONS TO THE AUTHORITY OF PUBLIC SECURITY:** At check-in the Lessee and any other accommodated are obliged to present to the lessors, an identity card with photograph, needed for mandatory communication of personal data to Alloggiatiweb service of the police headquarters in Sondrio, on pain of non-delivery of the keys, even if the rent for the chosen period has already been paid, in whole or in part.
- 6) **CHECK-IN (ARRIVAL) CHECK-OUT (START) AND THE DELIVERY OF THE KEYS:** The Lessee has the obligation to communicate their estimated time of arrival (check-in) and must to be agreed with the owners the departure time (check-out)

Unless otherwise agreed between the parties, the hours are as follows:

Check-in time: **h. 16: 00-21: 00** The arrival after 21:00 must be arranged and carries a charge of € 10,00.
Check-out time: **h. 8:00 to 12:00** (noon) in the manner agreed with the owners

Unless notice of delay or different agreements about the arrival time, the Lessee can pick up their keys at the apartment, starting from 16:00 until 21:00 hours the day of the beginning of the lease and will have to return them within 12:00 on the last day of rental. In case of failure to collect the keys by 21:00 or different time agreed, the lessor has the right to believe the presenter as defeatist and may withdraw from the contract, believing the deposit possibly paid.

- 7) **LIABILITY OF THE CONDUCTOR FOR DAMAGES OR SHORTAGES:** The conductive part is committed (article 1590 Italian Civil Code) to return the leased property in the same state in which it was received, otherwise the obligation to pay damages. He/she will be held responsible, at every operation of law, for any damage and/or shortage.
- 8) **EARLY RETURN OF THE PROPERTY:** In case of early return of the keys with respect to the term of the contract, the rental fees already paid will be withheld as a penalty.
- 9) **RULES OF CONDUCT FOR THE TENANT AND OTHER GUESTS**
 - ◆ no smoking inside the apartment (It was prepared a smoking area outside);
 - ◆ keep a civil and respectful behavior towards the neighborhood;
 - ◆ do not disturb the rest of the other people;
 - ◆ at the check-out, leave the property clean and tidy (requires at least an acceptable cleaning level apartment: the washed dishes, refrigerator emptied, trash inserted into bins for recycling) ;
 - ◆ implement any behavior useful to prevent the entry of thieves inside the apartment. Whenever the Tenant moves away from the apartment is therefore bound - having the responsibility to do so - to check that doors, windows, doors, roller shutters and gates are closed and to guard with the keys carefully.
- 10) **DISCLAIMER OF LIABILITY FOR ANY THEFT:** Any personal effects and / or valuable security of the Lessee or of other guests, that are left inside the property, are left at your own risk, as there is no liability of lessors for deterioration, loss or theft. The Lessee expressly releases the lessor from all liability. No compensation will be due if the conductive part or the other housed decide to leave the property in advance following a theft.
- 11) **CAUSE OF GOD:** The lessors are not liable (against the tenant or other guests) for any non-fulfillment of this lease, if due to force majeure. In force majeure they are included - without limitation - government intervention, wars, civil disturbances, fires, floods, accidents, storms, earthquakes, terrorist attacks which impact on the owners and / or on the property to be leased.
- 12) **THE PROPERTY VISITS:** During the lease period, the tenant must allow the owner or person of his choice, the visit of the apartment, for any subsequent leases or maintenance requirements, or for any other good reason, upon request and according to the agreed time.
- 13) **PETS:** No pets are allowed.
- 14) **EXCLUSION OF LIABILITY FOR THE FOR MISUSE AND / OR TORT OF WI-FI CONNECTION** The Lessee agrees to make a correct and lawful use of the free unlimited wi-fi, included in the rent. Egli expressly exempts the lessor from any liability, criminal and / or otherwise, regarding the misuse, abuse or illegal use of wi-fi. The Lessee is solely responsible for the period which will occupy the apartment under this contract.
- 15) **EXTENSIONS, MODIFICATIONS AND / OR ADDITIONS OF LEASE CONTRACT:** They can be made and to tried

only in writing, on pain of nullity.

- 16) **JURISDICTION:** This lease for tourist use in accordance with art. 1 paragraph 2, letter c) of Law 431/1998 is regulated exclusively by Italian laws, including the regional legislation in force in Lombardy and the Civil Code. For any dispute concerning the interpretation and / or execution of the contract is exclusively competent Court of Sondrio, Lombardy, Italy.
- 17) **TRANSLATION OF THE CONTRACT IN FOREIGN-LANGUAGE:** If this agreement is translated into a foreign language and there are differences of interpretation, prevail - in any case - the original Italian text.

Read, confirmed and signed.

Delebio,

The Lessors The tenant

You represent that you have clear view of the above terms and conditions, and in particular the conditions set out in paragraphs 1. Duration and lease rentals; 2. Rules of hospitality; 3. Prohibitions sublease, loan and assignment; 4. Deposit and payment of rental fee; 5. Communications to the authority of public security; 6. Check-in (arrival) check-out (start) and the delivery of the keys; 7.Liability of the conductor for damages or shortages; 8. Early return of the property; 10.Disclaimer of liability for any theft; 11.Cause of god ; 12. The property visits; 13.Pets; 14.Exclusion of liability for the for misuse and / or tort of wi-fi connection; 15. Extensions, modifications and/or additions of lease contract; 16. Jurisdiction; 17. Translation of the contract in foreign-language, whose clauses - re-read and approved - are from the "host" itself accepted at each subsequent effect, and in particular to the senses and the effects of articles 1341 and 1342 of the italian civil code in force.

Delebio,

The Lessors The tenant