## HOLIDAY HOUSE RENTAL AGREEMENT

Ms DONATELLA MEDEI, LANDLORD, born in Rome-Italy on 04/08/1964, domiciled in Rome-Italy, Lungotevere dei Mellini, n. 7, cod. fisc. MDEDTL64M44H501Y

### RENTS TO

Mr/Mrs .................................................., TENANT, born in ...................................., on ........................, resident in the registry office in ............................................................ address ………………….. …………………......……, identification document .................................................... n° ...................., who  accepts in the same state of fact and law in which they are found, for the sole use of tourism and with the exclusion of any other use, the real estate units located in Rome, Via Lombardia n. 14 staircase A apartments 10 + 10A, each consisting of 2 bedrooms with private bathroom, 1 living/dining room with open kitchen, 1 service bathroom, furnished and with a maximum accommodation capacity of 10 (ten) persons.  .

The lease will be regulated by the following agreements.

1) The tenant agrees to benefit from the properties for residential use only for tourist purposes.

2) It is forbidden for the tenant to sublet or to grant to third parties, even precariously and/or temporarily, the enjoyment of the properties, under penalty of termination ipso iure of the present contract.

3)The contract is agreed upon for the period from ......................... to ................... when it will cease without the need for cancellation. The rent is agreed in Euro .................. (................... Euro) for the entire duration of the contract, which will be settled net of the advance payment referred to in the following point 4) by and no later than 2 (Two) days prior the date set for check-in, and it will also be valid as receipt for the same by the landlord.

4) An advance payment equal to 25% (Twenty-Five percent) of the cost of the stay, is required as confirmation of the reservation, 100% refundable if the cancellation of the reservation occurs within 14 (fourteen) days prior to the arrival date, non-refundable if cancellation occurs less than 14 days prior to arrival date.

5)To ease check-in operations due to legal obligations, the tenant will communicate the identities and the number of his/her guests by the date scheduled for his/her arrival.

6) A non-tariff visitors tax is due amounting to Euro 5,00 (Five-Euro-Zero-Cent) per night per person for a maximum of ten nights except for children under ten years of age.

7) The tenant declares to have acknowledged the rules of the real estate units referred to in this contract on the website www.housesandhousesvedoroma.com, to have found them suitable for the agreed use, and to take them over to all effects by collecting the keys, constituting him/herself custodian and responsible of the real estate units. The tenant agrees to return the rented real estate units in the same state in which he/she received them, except for the deterioration of use, under penalty of compensation for the damage.

8) The landlord is not responsible, for any reason or cause, for any damage and/or shortage of any object and/or values of the tenant left by him/her in the houses during or at the end of the contractual period.

9) The landlord is entirely responsible for the utilities (electricity, water and gas) also the TARI and the condominium charges, as well as the change of bed linen and towels 2 (two) times a week and the daily cleaning of the accommodations carried out from the hours 11:00 to 13:00.

10) In the event of disputes or disagreements between the parties, including with regard to the interpretation or application of this contract, each interested party must contact the competent territorial Association adhering to Confedilizia to attempt a friendly settlement before appealing to the Judicial Authority.

11) For any dispute regarding the execution of this contract, the exclusive jurisdiction of the Court of Rome is agreed between the parties.

12) The landlord has the right to visit the property during the day, subject to congruous prior notice to the tenant.

13) The parties mutually acknowledge that, for what not provided, this contract is exclusively governed by the rules of articles 1571 and following of the Civil Code, by art. 4 of the DL 50/2017 converted with Law n. 96/2017, by the art. 1 paragraph 2 letter C) of the law dated 9 December 1998 n. 431, as well as by the art. 53 of the Tourism Code, Legislative Decree 79/2011, since it is a lease stipulated to satisfy housing needs having tourist purpose.

14) Any change to this contract cannot take place, and cannot be proven, except by written deed.

15) The landlord and the tenant mutually authorize each other to communicate their personal data to third parties in relation to the obligations connected with the rental relationship (Legislative Decree 30 June 2003, n. 196).

16) OTHER UNDERSTANDINGS:

a) The real estate units are intended for non-smokers.

b) No events allowed in the property units.

c) No pets allowed in the property units.

d) Check-in at 15:00; late check-in from 20:00 to 24:00 with a surcharge of Euro 30.00 (Thirty/00 Euros).

e) Check-out at 11:00.

f) At the tenant's request:

- Extra change of towel set equals to Euro 3,50 per set

- Extra change of sheets and pillowcases equals to Euro 7,00 per set

- Tidying up and setting in order the accommodations during out-of-hours provided by the landlord equals to Euro 34,00 (Thirty-Four/00 Euro).

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Read, approved and undersigned in Rome on ...................................

_____     _____

LIST OF GUESTS OCCUPYING THE REAL ESTATE UNITS:

1) Mr/Mrs ................................................................... born in ................................................ on ................ Resident in ............................................................. identity document ........................................... n° ............................. EXPIRY ........................

2) Mr/Mrs ................................................................... born in ................................................ on ................ Resident in ............................................................. identity document ........................................... n° ............................. EXPIRY ........................

3) Mr/Mrs ................................................................... born in ................................................ on ................ Resident in ............................................................. identity document ........................................... n° ............................. EXPIRY ........................

4) Mr/Mrs ................................................................... born in ................................................ on ................ Resident in ............................................................. identity document ........................................... n° ............................. EXPIRY ........................

5) Mr/Mrs ...................................................... born in .................................................. on ................ Resident in ...................................................... identity document ......................................... n° ............................. EXPIRY .........................

6) Mr/Mrs ...................................................... born in .................................................. on ................ Resident in ...................................................... identity document ......................................... n° ............................. EXPIRY .........................

7) Mr/Mrs ...................................................... born in .................................................. on ................ Resident in ...................................................... identity document ......................................... n° ............................. EXPIRY .........................

8) Mr/Mrs ...................................................... born in .................................................. on ................ Resident in ...................................................... identity document ......................................... n° ............................. EXPIRY .........................

9) Mr/Mrs ...................................................... born in .................................................. on ................ Resident in ...................................................... identity document ......................................... n° ............................. EXPIRY .........................

10) Mr/Mrs ...................................................... born in .................................................. on ................ Resident in ...................................................... identity document ......................................... n° ............................. EXPIRY .........................