

Lease for Touristic Purposes

WHEREAS:

- Orchidea sas has full availability of the property situated in the Commune of Coreglia Antelminelli Via consisting of (number) rooms, that is, and is equipped with a total of. Beds, that is, Double beds, Single beds, Children's beds;
- Orchidea sas intends leasing this property for touristic purposes;;
- Following the booking received by Orchidea on the no., the above-mentioned property is hereby granted on lease for touristic purposes in favour of Mr. born in on the and residing in street Income Tax Number

THIS LEASE IS STIPULATED UNDER THE FOLLOWING TERMS AND CONDITIONS:

1) The preamble constitutes an integral and substantial part of this contract.

2) In his own name and on behalf of his relatives and/or successors in title (who shall not exceed the number of available beds as indicated above), the Lessee undertakes to use the property only as a holiday and touristic residence. He further declares that throughout his stay he shall host the following persons:

.....

Should there be children between the ages of 0 and 2 years, cots with bars and high chairs may be provided free of charge upon request.

3) The lease is stipulated for the period starting and ending

4) The rent for the period agreed is established at € (Euro).

5) Upon booking, the Lessee paid a deposit of € (Euro) on account of the total rent due on the....., which deposit is forfeitable in terms of Art. 1386 CC. The balance of rent equivalent to € (Euro) was paid on the by (or: The full rent was paid on the by).

6) In warranty of the fulfilment of the obligations undertaken by means of this lease agreement and the "GENERAL CONDITIONS", the Lessee shall pay in cash the sum of € 200 (two hundred Euro) as refundable caution money in terms of Art. 1782 of the Civil Code, upon delivery of the keys to the property.

7) By signing this lease contract, the Lessee unconditionally also accepts the "GENERAL CONDITIONS" listed in page 2 (which he declares to have read) and for the purposes of Articles 1341 and 1342 of the Civil Code, he specifically also approves clauses number: 1 (RENT) 2 (EXTENSION OF THE

LEASE AND UNLAWFUL OCCUPATION), 3 (GUESTS OF THE LESSEE, RIGHT OF TERMINATION FOR EXCESS NUMBER OF PERSONS AND PROHIBITION FROM ASSIGNMENT), 4 (PROCEDURE FOR MAKING PAYMENTS). 5 (BOOKING), 6 (DEPOSIT AND CANCELLATION OF THE LEASE), 7 (FINAL SETTLEMENT OF RENT),

8 (CAUTION MONEY),

9 (TERMS OF DELIVERY AND INVENTORY),

10 (PROHIBITION OF CARRYING OUT ANY WORKS, NORMAL USE, RETURN OF KEYS AND VERIFICATION OF THE STATE OF THE PROPERTY),

11 (CLEANING OF THE PROPERTY),

12 (NOTIFICATION OF DEFECTS IN THE PROPERTY AND RENUNCIATION TO CLAIM DAMAGES AND/OR INDEMNITIES),

13 (LESSEE'S DECISION TO CANCEL LEASE),

14 (DECLARATION OF THE LESSEE ABOUT HIS TOURISTIC INTENTIONS),

15 (CONDOMINIUM AGREEMENT),

16 (ACCESS TO THE RENTED PROPERTY)

17 (REGISTRATION OF THE CONTRACT)

18 (DISPUTES).

date: _____ Place: _____

The Landlord

The Lessee