

Rental Agreement – furnished holidays apartment

The undersigned,

1. Allied Leasing B.V., Soestdijkseweg Zuid 253, 3721AE Bilthoven, The Netherlands, authorised to represent the owner of the apartment located at villa "La Diat", Chemin du Grand Logis, 38380 Saint Pierre de Chartreuse, France (hereinafter referred to as „the holidays location“), as described on the website www.ladiat.com, hereinafter „the Lessor“ and

2. Mr./ Mrs/Ms.

Date of birth:

Address:

Town and postal code:

Telephone:

Mobile number:

E-mail address:

Total no. of guests staying: of which children (<12 years)

Hereinafter: "the Lessee". Lessor and Lessee hereby declare to have agreed on the letting, respectively the renting of the apartment located on the ground- plus 1st floor in Saint-Pierre de Chartreuse (max. 8 persons) in accordance with the following terms and conditions for a total amount of € (to be filled out by the Lessee), exclusive of the charges mentioned below, for the period of - 201 through - 201, in total therefor for nights.

The Lessee declares to transfer a downpayment of 25% of the aforementioned total amount into the bank account of Allied Leasing B.V. (BIC: ABNANL2A IBAN: NL27ABNA0425699900) within 8 days following Lessor's agreement to let the holidays location to the Lessee for the period and the amount mentioned above. Lessor will express his consent to the letting either via e-mail and/or by countersigning and returning a copy of this agreement. The Lessee will ensure that the balance of the total amount due will be received by the Lessor latest on the 28th day preceeding the commencing of the renting. Non payment or untimely payment of the balance due may be interpreted by the Lessor as the Lessee's decision to cancel the renting of the holidays location. In case of non or non timely payment the Lessee forfeits his rights under this agreement. In case the Lessor's consent to the letting is being received by the Lessee within 28 days from the commencement date of the letting, the Lessee will immediately but in any case within 8 days transfer the total amount as mentioned above, into the Lessor's bank account.

Additional Costs

Upon arrival at the holidays location, the Lessee will receive for the number of guests indicated in this agreement, bed linen and towels (2 per person and for use within the holidays location only). For the use of bedlinen and towels a charge of € 12 per person will apply. Replacement of bedlinen and towels, if desired by the Lessee, will be at the same rate. For the use of electricity an amount of € 0.20 per kWh will be due. Charges for the cleaning at the end of a Lessee's stay, are € 60. The aforementioned charges will be deducted from the security deposit.

Security Deposit

Upon arrival at the holidays location, the Lessee will pay in cash to the local representative of the Lessor a security deposit of € 500. After deduction of costs, as described in the previous paragraph (plus charges for possible damages) the security deposit will be returned to the Lessee upon departure at the end of the renting period. The Lessee declares that he will have a valid third party liability insurance in place during his stay at the holidays location which insurance will cover any major damages caused by the Lessee or co occupants of the holidays location. Any damages will be reported by the Lessee to the local caretaker and/or the Lessor within 24 hours upon the related occurrence.

Cancellation clause

In case the Lessee wishes to cancel his reservation under this agreement, for any reason whatsoever, the following charges (as a percentage of the total amount mentioned in this agreement) will be due by the Lessee to the Lessor:

(to the extent applicable):

- from the date of the Lessor's confirmation until the 57th day prior to the commencement date: 10%

- 56th day until the 29th day prior to the commencement date: 25%
- 28th day until the 6th day prior to the commencement date: 75%
- 5th day until one day prior to the commencement date: 90%
- on the commencement date: 100%

Maximum number of guests/pets/arrival and departure

The lessee declares to have been informed that the number of overnight guests staying at the holidays location may not exceed the number indicated in this agreement. Non compliance with this clause or any other clause of this agreement to which the Lessee is bound, may cause termination of this agreement by the Lessor, including Lessor's request to the Lessee to vacate the holidays location immediately and without any further compensation. Pets are not allowed neither in the holidays location, nor on its grounds. Unless agreed differently in writing departures will be on Saturdays prior to 10:00 a.m. Arrivals will also be on Saturdays, between 04.30 and 07.30 p.m. In case of arrival after 07.30 p.m. the Lessee will contact the local caretaker of the Lessor by telephone. Non or untimely communication of delays in arrival may cause the handing over of keys to be delayed until the Monday following the anticipated arrival time, without any further compensation. Contact details will be provided by the Lessor. At the departure the Lessee will ensure that the fridge/freezer is completely empty, that all dishes, glasses etc. are removed from the dishwasher and stored at the appropriate places, that the floors of the holidays location are all swept, that furniture is being replaced in the rooms were it was originally put, that all used bedlinen/towels are deposited next to the washing machine and that any waste has been deposited in the containers provided for by the municipality. Due to the necessity to have the holidays location cleaned for the next occupants, the Lessee must and will strictly comply with the departure time of 10.00 a.m..

Damages

The Lessee and the other guests will handle the holidays location as well as its furnishings and equipment with care. Should there be any damages, the Lessee will –within 24 hours- inform the local caretaker of such event. The Lessee declares to have a valid third party liability insurance in place which will cover the Lessee as well as the other occupants at the holidays location. The Lessee hereby declares to be responsible for any damages caused by himself or any other occupants. The Lessee will avoid any events which may cause complaints from neighbours of the holidays location.

Liability of the Lessor

The Lessor will only be liable for providing the Lessee with the use of the holidays location during the agreed renting period. Any (temporary) non functioning of any equipment in the holidays location will not lead to any reduction in the total renting sum. Possible mal or non functioning of equipment will forthwith be communicated by the Lessee to the local caretaker and/or the Lessor. The Lessor commits to engage (a) local technician(s) in order to arrange for the repair of any mal or non functioning equipment within 24 hours following receipt of information of the Lessee. The Lessor will not be liable for any delays in repairs caused by such local technician(s). The Lessee agrees to provide access to the holidays location to any technicians and/or the local caretaker for repair and/or maintenance. The Lessor is not liable for the contents of any third party websites to which reference is made on the website of the Lessor. Lessor's liability will never exceed the total rental sum.

Complaints/duty of information

The Lessee will express any possible complaints in respect of the renting of the holidays location either to the local caretaker and/or to the Lessor within 24 hours after the cause for such complaint has arisen in order to allow for timely attempts by the local caretaker and/or the Lessor to take away such cause.

Disputes

This contract is construed according to Dutch Law and any litigation will be submitted to the courts of Utrecht/The Netherlands. Any complaints must be made within two weeks following the end of the renting period.

Undersigning of this agreement

Following confirmation from the Lessor, (either verbally or via e-mail: info@ladiat.com) about the availability of the holidays location for the desired period and at the agreed price, the Lessee will provide the Lessor with a duly signed and fully completed copy of this agreement. Upon receipt, the Lessor will countersign a copy and return such countersigned copy to the Lessee thus confirming the validity of this agreement. For the avoidance of doubt, there is no contractual agreement between Lessor and Lessee until both parties are in possession of a renting contract countersigned by the other party.

Date: The Lessee:

Date: The Lessor: