

SEASONAL LEASE CONTRACT
DESCRIPTION (see website www.chateauthai.com)

BETWEEN THE UNDERSIGNED,

SCI LE PETIT CHATEAU THAILANDAIS, 104 AVENUE DU GENERAL LECLERC 02800 LA FERRE,
FRANCE. TEL : 06 12 52 72 00

HEREINAFTER DESIGNATED AS THE LESSOR,

and

Mr/Ms/Mrs.....RESIDING

AT.....

TELEPHONE NO.....

HEREINAFTER DESIGNATED AS THE LESSEE,

DESIGNATION.....

THE LEASE CONCERNS REAL ESTATE LOCATED 104 AVENUE DU GENERAL LECLERC 02800 LA FERRE.

THE PREMISES LEASED COMPRISE: (CROSS OUT UNNECESSARY ITEMS)

- CHATEAU + RECEPTION ROOM
- CHALET N°1
- CHALET N°2

THE CHATEAU IS INTENDED FOR 20 PEOPLE

THE CHALETS ARE INTENDED FOR 8 PEOPLE EACH.

TERM:

THE LEASED PREMISES SHALL BE AVAILABLE ON.....FROM
.....O'CLOCK, AND SHALL BE
VACATED.....
BEFORE.....O'CLOCK.

IN NO CASE MAY SUCH AVAILABILITY BE EXTENDED UNLESS PREVIOUS AGREED IN WRITING BY THE LESSOR.

RATE:

THE AMOUNT FOR THE LEASED PREMISES IS.....EUROS CHARGES INCLUDED (WATER, ELECTRICITY, HEATING).

A HOLDING DEPOSIT SHALL BE PAID UPON SIGNATURE OF THE CONTRACT IN THE AMOUNT OF.....EUROS REPRESENTING 30% OF THE TOTAL LEASE AMOUNT.

SUCH DEPOSIT MAY CONSIDERED AS SUCH AND SHALL BE DEDUCTED FROM THE PRICE OF THE LEASED PREMISES. THE REMAINDER SHALL BE PAID UPON ARRIVAL IN THE PREMISES.

SHOULD THE LESSEE FAIL TO PAY THE REMAINDER UPON HIS/HER ARRIVAL, THE PREMISES SHALL REVERT TO THE LESSOR WHO WILL NOT HAVE TO REIMBURSE THE AMOUNT OF THE DEPOSIT.

AS CONCERNS TAKING POSSESSION OF THE PREMISES AND ROUTINE FORMALITIES (INVENTORY OF FIXTURES, HANDOVER OF KEYS, PAYMENT OF AMOUNTS PROVIDED FOR AT THIS TIME), A MEETING HAS BEEN AGREED BEFOREHAND TO TAKE PLACE ON
.....AT.....O'CLOCK

THIS MEETING MAY BE CHANGED IN CASE OF FORCE MAJEURE AND PROVIDED BOTH PARTIES ARE DULY INFORMED THEREOF.

SECURITY DEPOSIT:

AS A SECURITY DEPOSIT TO COVER DAMAGE THAT MAY BE CAUSED TO THE PREMISES OR FURNITURE AND OBJECTS FITTING OUT THE PREMISES, THE LESSEE SHALL PAY, ON THE DAY OF ARRIVAL IN THE PREMISES, THE AMOUNT OFEUROS CORRESPONDING TO 25% OF THE PRICE OF THE LEASED PREMISES.

THE SECURITY DEPOSIT SHALL BE RETURNED IN THE 10 DAYS THAT FOLLOW THE END OF THE LEASE. THIS AMOUNT SHALL NOT BEAR INTEREST AND SHALL BE RETURNED ONCE THE LESSEE HAS PROVIDED PROOF THAT:

- NO ITEM OF FURNITURE OR OBJECT HAS BEEN MOVED, DAMAGED OR IS MISSING
- NO LINENS OR DISHES ARE MISSING, DAMAGED OR ABNORMALLY SOILED OR STAINED

IF SUCH IS NOT THE CASE, THE REPAIR OR REPLACEMENT WITH AN IDENTICAL OBJECT IS AGREED UPON WITH THE LESSOR WHO ACCEPTS

- THE PREMISES HAVE NOT BEEN DAMAGED AND ARE RETURNED IN CLEAN CONDITION (NOTE THAT HOUSEKEEPING AT THE END OF THE STAY IS INCLUDED IN THE PRICE)
- NO UNREASONABLE NOISE DISTURBING THE NEIGHBORING ENVIRONMENT HAS BEEN PRODUCED
- NO ODOR OR TRACE OF SMOKE DUE TO CIGARETTES HAVE BEEN OBSERVED INSIDE THE PREMISES (CHATEAU AND CHALET).

IF THE AMOUNT OF LOSSES AND DAMAGE SHOULD EXCEED THE AMOUNT OF THE DEPOSIT, THE LESSEE UNDERTAKES TO PAY SUCH LOSS AFTER EXIT INVENTORY. THE LESSOR UNDERTAKES TO JUSTIFY THE AMOUNT NECESSARY TO RESTORE THE CONDITION OF THE ACCOMMODATION.

SHOULD AN AMICABLE SOLUTION FAIL TO BE REACHED, THE DISTRICT COURT OF LAON (AISNE) SHALL HAVE JURISDICTION.

INSURANCE:

THE NOTION OF CIVIL LIABILITY VARYING FROM ONE COUNTRY TO THE NEXT, AND SINCE THE LESSOR MAY NOT BE HELD LIABLE FOR INCIDENTS, INJURY, LOSS THEFT ETC., THE LESSEE SHALL TAKE OUT COMPREHENSIVE INSURANCE (PLEASE CONSULT YOUR "HOLIDAY RENTAL INSURANCE BROKER", AN INSURANCE CERTIFICATE MAY BE REQUESTED).

AS THE LESSOR IS INSURED AGAINST LEASING RISKS, THE LESSEE IS UNDER THE OBLIGATION TO INFORM THE LESSOR OF ANY LOSS THAT HAS OCCURRED IN THE PREMISES, ANNEXES AND THE PARK, WITHIN TWENTY-HOURS OF THE OCCURRENCE OF SUCH LOSS.

IN THE EVENT OF A LOSS, SHOULD THE LESSEE NOT BE INSURED, THE LATTER SHALL BE LIABLE FOR DAMAGES.

GENERAL TERMS AND CONDITIONS – PAYMENT:

THE LESSEE UNDERTAKES TO:

- ONLY USE THE PREMISES FOR RESIDENTIAL PURPOSES WITHOUT DISTURBING THE NEIGHBORS (NOISE, ODORS, SMOKE, LIGHTS, ETC..)
- REFRAIN FROM SUB-LETTING THE PREMISES
- REFRAIN FROM HOSTING ADDITIONAL PEOPLE WITHOUT THE AUTHORIZATION OF THE LESSOR (a supplement may be requested by the Lessor should the authorized number be exceeded).

- REFRAIN FROM BRINGING ANIMALS ONTO THE PROPERTY WITHOUT THE AGREEMENT OF THE LESSOR
- REFRAIN FROM PITCHING TENTS IN THE PARK OR PARKING TRAILORS OR CAMPERS.
- REFRAIN FROM SMOKING INSIDE THE PREMISES (FOR HEALTH AND SAFETY REASONS).
- USE THE PARK ACTIVITIES FROM 8 :00 a.m. to 10:00 p.m. (GAMES, SWIMMING POOL, JACUZZI, SAUNA ETC..)
- SUPERVISE SMALL CHILDREN AGAINST HAZARDS , NOTABLY AS REGARDS THE SWIMMING POOL, JACUZZI AND SAUNA. THE LESSOR MAY NOT BE HELD LIABLE IN THE EVENT OF AN ACCIDENT.
- REFRAIN FROM USING THE LAWN FOR BALL GAMES (FOOT-BALL ETC..)
- FOLLOW INSTRUCTIONS ON THE SIGNS IN THE PROPERTY.

ANY NOTABLE FAILURE TO COMPLY WITH THESE RULES SHALL ENTITLE THE LESSOR TO APPLY PROPORTIONATE COMPENSATION AND DEDUCT IT FROM THE SECURITY DEPOSIT.

VISITOR TAX:

THE VISITOR TAX IS INCLUDED IN THE PRICE OF THE PREMISES.

PENALTY CLAUSES – HOLDING DEPOSIT:

IN THE EVENT OF A CANCELLATION, THE FOLLOWING IS AGREED :

- IN THE SEVEN DAYS THAT FOLLOW THE CANCELLATION, THE LESSOR SHALL PAY DOUBLE THE AMOUNT OF THE HOLDING DEPOSIT TO THE LESSEE (IF THE DEPOSIT HAS BEEN CASHED, JUSTIFYING THE CONFIRMATION OF LEASE).
- THE LESSEE SHALL LOSE THE DEPOSIT IF THE CANCELLATION IS MADE MORE THAN THREE WEEKS BEFORE THE DATE OF EFFECT OF THE LEASE. FURTHERMORE, THE LESSEE SHALL PAY THE DIFFERENCE BETWEEN THE HOLDING DEPOSIT AND THE EQUIVALENT OF THE TOTAL PRICE OF THE PREMISES AS A PENALTY IF A CANCELLATION IS MADE LESS THAN THREE WEEKS BEFORE THE DATE OF EFFECT OF THE LEASE.

EXECUTED IN.....ON.....

SIGNATURE OF THE LESSEE
(preceded by the handwritten phrase ‘‘read and approved’’)

SIGNATURE OF THE LESSOR

The customary seasonal lease contract must be filled in and drawn up in duplicate and sent for acceptance to the Lessor who shall return a signed copy thereof.