

SEASONAL LEASE AGREEMENT

In Madrid, _____.

Party of the first part, Book4days SL, holding Tax Identification Number (NIF) B86170750 with registered office in C/ colquide 6, edificio prisma-portal 2-planta 1a - Oficina B. Las rozas de madrid, Madrid 28231 (hereinafter BOOK4DAYS).

Party of the second part, Mr./Ms. --- APPENDIX --- (hereinafter, THE CLIENT).

Both parties mutually acknowledge each other to have sufficient legal capacity to execute the present SEASONAL LEASE AGREEMENT and pursuant thereto do hereby declare the following

RECITALS

The present document sets forth the general terms and conditions hereof, and the specific terms and conditions shall be determined in the APPENDIX file.

The CLIENT acknowledges the general terms and conditions set forth in the website.

BOOK4DAYS is managing the lease of the home set forth in the specific terms and conditions hereof on behalf of the Owner, with whom it has executed a management agreement.

The home is in perfect living conditions, and in perfect conditions of use and conservation, and any utilities and services are currently in operation.

Both parties agree to enter into the present "seasonal lease agreement". The term hereof shall be determined in the APPENDIX.

CLAUSES

ONE. – In accordance with the provisions of article 4 of the Urban Lease Law (LAU), in connection with article 3.2 thereof, the present agreement shall be governed, in the first instance, by the provisions freely agreed between the parties pursuant to the principle of autonomy embodied in article 1,255 of the Civil Code, with any limits and limitations set forth in the same Civil Code. On a subsidiary basis, the Urban Lease Law shall apply and, in the absence of both, the Civil Code.

TWO. – The agreed rent shall be as provided in the ---APPENDIX--- file.

Likewise, a security deposit is agreed, as provided in the ---APPENDIX--- file, which THE CLIENT has paid in advance.

Both the security deposit and the rent have been paid herein. The security deposit shall be returned at the time of leaving the apartment, provided that the apartment is in perfect conditions, as set forth in the terms and conditions.

THREE. – The lessee hereby receives the home described in the APPENDIX hereto free from liens and occupants; he/she is aware of and accepts its size, circumstances, uses, features and communal and exclusive services; the lessee hereby represents that it receives the aforementioned property in perfect conditions, and undertakes to leave it in the same conditions upon termination or expiration hereof.

BOOK4DAYS reserves the right to deduct any charge from the security deposit if the lessee should breach the above obligation and if, upon returning possession of the property, any element thereof should be broken or should require to be replaced, or if the property should be in such a condition that should require extraordinary cleaning or repairs.

In any other case, the deposit shall be returned in full to THE CLIENT upon its leaving the property.

The apartment shall be cleaned before the client arrives. The apartment must be handed over in a reasonably clean condition. If not, the amount equivalent to the cost of cleaning the apartment shall be deducted from the SECURITY DEPOSIT or charged on the CREDIT CARD.

FOUR – The number of persons admitted into the apartment shall be as set forth in the ---APPENDIX--- file of specific terms and conditions. These persons must be identified by means of their passport/National Identification Document (DNI) or other valid travelling document (subject to applicable law).

In no event may the number of persons (including children) exceed the number set forth herein, save with BOOK4DAYS prior written authorisation.

The CLIENT, both by his / her acts and by those of the people who live with him/her and the guests or visitors who enter the real property are bound: 1) To respect the owners associations hours of rest of 10:00 pm to 8:00 am of the building in which the real property is located. 2) To not hold any party or meeting of people that exceeds the agreed number of persons permitted in the property. Breach of this obligation to use the property in a reasonable manner shall entail immediate expulsion of the lessees from the apartment, irrespective of the time of day or night in which this should occur. The CLIENT shall forfeit the price paid and the security deposit in full, without prejudice to BOOK4DAYS's right to adopt any necessary legal measures. This means that in case of complaints from neighbors regarding loud music, parties or similar disturbances, or in the case that the police have been called for disruption of the peace, BOOK4DAYS will immediately evict the CLIENT and guests.. 3) To dispose of his / her garbage in the containers located outside the building after 9 pm or in the garbage room of the building in the event that there is one.

Other Conditions for use of the real property. 1) Pets are expressly prohibited from entering the BOOK4DAYS real property. 2) SMOKING is expressly prohibited. BOOK4DAYS will charge 100€ for special cleaning if smoking is detected 3) BOOK4DAYS shall not be responsible for the loss, theft or deterioration of CLIENT's personal property. 4) BOOK4DAYS shall not be responsible for any inoperability of the ADSL service which is due to causes imputable to the operator. 5) The CLIENT consents that, with a charge to the security deposit, BOOK4DAYS will charge him/her 100€ for each set of keys not returned or set of garage door opener nor returned. 6) The CLIENT declares knowing that the use of the real property to be taken has an appropriate tourism purpose linked to the term of the reservation.

FIVE The CLIENT must personally occupy the real property; he/she may not assign to third parties his/her right to use derived from the "reservation Confirmation", nor authorize its occupation by more persons than those indicated in the "reservation confirmation.

SIX. – The lessee must abandon the property at the agreed time. Breach of the obligation to leave the home within the agreed time shall result in the CLIENT's being obliged to pay, as penalty clause, FIVE times the amount of the daily rent, payable on a daily basis until the home is at BOOK4DAYS's disposal, without prejudice of any costs, expenses and other damages for which the CLIENT may be liable, including legal counsel.

The Check-out period is established between 8 am and 11 am. The check-out time will be fixed at the check-in. Any variation of the previously fixed check-out hour should be authorized by BOOK4DAYS. The CLIENT should be calling BOOK4DAYS's responsible with at least 24 hours of time to set a new check-out time and check if it is possible

SEVEN. – The parties hereunder hereby submit to the jurisdiction and competence of the courts of the home's location, with express waiver of their own jurisdiction.

Both parties ratify that they hereby enter into the present agreement, and do hereby sign it in duplicate, at the place and date first above written.

CLIENT

BOOK4DAYS SL

----- APPENDIX -----

APPENDIX: Specific Terms and Conditions of the Seasonal Lease Agreement.-

Credit Card Payment and Deposit

I agree to pay the *security deposit* amount of € _____ via cash. I understand that the amount will be refunded, in full, on the condition that I leave the property and its contents in the same state in which I found them. The deposit will be refunded at my departure date, providing the apartment inspection reveals no damage to either the apartment or its contents.

I hereby authorize *Book4days SL* to charge all rental payments and additional services to my credit card, including any damage incurred to the apartment or its contents which are not previously covered by the deposit. I accept that *Book4days SL* will charge these costs to my credit card and will notify me of the action via the email address indicated on the *Reservation Confirmation*.

Card type* (*select*) Visa / Mastercard

Card number _____

Expiry date __ / __

Security code CVV ____ (found on the back of the card)

Name as it appears on card

_____ [Client] _____ [Passport
Number]

_____ [Client signature] _____ [Date]