

SEASONAL LEASE AGREEMENT

To send to the following address: 7 rue d'Argenteuil – 75001 PARIS - FRANCE

In case of on-line payment by Internet, the payment depends on the acceptance of the conditions of the present contract. In this case, the contract can be sent by post to the above-mentioned address, scanned and sent to: nature.loisirs@free.fr

THE LESSOR :

**CHRISTOPHE CHIRON
7 RUE D'ARGENTEUIL
75001 PARIS**

and,

THE LESSEE:

[M., M^{rs}] [Last Name(s)] [First name(s)][Address(s)]

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.....
.....
.....
.....

Phone :Number of occupants:(Maximum 10 people)

E-mail :

Agree on a seasonal lease of the furnished premises as follows:

1 ADDRESS OF THE RENTED PROPERTY

723 route du Bois Hellain
Les Monts Chevaliers
14130 BONNEVILLE LA LOUVET

2 SERVICES OF THE RENTED PROPERTY

Main House + Guests House + other standing structures on the property.
Total accommodation of 4 bedrooms, or 10 people.

3 DESCRIPTION OF THE MAIN HOUSE (NORMANDY HOUSE WITH A SWIMMING POOL)

- Number of total rooms: 4 (including living room + room with a swimming pool).
- Number of bedrooms: 3.
- Heated swimming pool.
- fireplace.
- Television. Internet.
- Fully-equipped kitchen, dishwasher, dishes and utensils for 10 people.

Initials :

Main rooms :

	Living room	Swimming pool	Bedroom 1	Bedroom2	Bedroom3
Floor	Ground floor	Ground floor	Ground floor	Floor1	Floor1
Numberof windows	3+2 glass door	2 + 2 sliding bays	1	4	4
Exposure/view	SouthWest, high part of the land	NorthEast, view on the water body	South	NorthWest, view	NorthEast, view
Numberof beds			1 bed for 2 persons	2 beds for 1 person	2 beds for 3 persons
Heating	Radiator	Radiator	Radiator	Radiator	Radiator
Furniture	Sofa for 5, 3 Armchair, Table, Chair. TV Piece of furniture. Chairs		2 persons bed, Chest drawers, Table, Chair, 2 night Tables. Closet	2 x 1 person bed, Chest drawers, Table, Chair, 2 night Tables. Closet	1 person bed and 2 persons bed Chest drawers, Table, Chair, 2 night Tables. Closet

Secondary rooms:

Kitchen : (Fully-equipped kitchen) - Cooker with oven and cooktops - Fridge-freezer, microwaves, dishwasher, storage cabinets.

Shower room : 1. Shower, washbasin, toilets.

Bath room : 2 (1 in each masterbedroom in the first floor). Bath tub, washbasin, toilets.

4 DESCRIPTION OF THE GUEST HOUSE

- Number of main rooms: 2 .
- Number of rooms: 2.

Main rooms :

	Sport club room	Bedroom 1
Floor	Ground Floor	Floor 1
Number of windows	Glass door + 2 windows	3 windows
Number of beds	none	1 bed for 2 people and 1bed for 1
Heating	Electric	Electric
Furniture	Sauna, Laundry,sport club	Chest of drawers, closet

Secondary room :

Shower room : 1. shower, washbasin, toilets

Laundry room : 1

5 DESCRIPTION OF THE OTHER STANDING STRUCTURES

Fitness gym:

- Number of main rooms: 1.
- Training bike, Elliptical trainer, dorsal machine, Body building/Body craft gym,.
- SAUNA for 3 ,Mini bar

Bikes:

Bikes are free to use

Initials :

6 ■ ENVIRONNEMENT

There are two Normandy houses located in the center of an enclosed 6000square meters park.
Car Park for 6 cars.

Several water bodies and a little lake in the park require a permanent supervision of children by adults (see chapter 12. Security).

The property «The Peter Rabbit House» is located nearby Bonneville la Louvet city,supermarkets (Cormeilles 2 km), Deauville and Honfleur 25 km and 20 minutes away.

7 ■ PERIOD OF RENT

This rent is accepted for an arrival, (from h),

And a departure, (before h), or.....nights

It can not be extended, except prior and written agreement by the lessor.

The initial contract or the extended contract have a duration at ninety days maximum.

For the possession of the premises and the usual formalities, (check-in inventory, keys delivery, payment of the planned amounts), a rendez-vous is already scheduled on the date of.....

In case of force majeure, these appointments can be changed provided that both parties are duly informed about it.

8 ■ RENT / RENTAL EXPENSES

This rent is granted and accepted for the price of-€, rental expenses included.

9 ■ INCLUSIVE SERVICES

The linensare supplied (linen of bed, bath towels, dish towels).

Staple commodities are supplied (grocery, cleaning products).

The housework is insured before and after the stay.

A 70-€ package will be charged if the required time for the housework after the stay exceeds 6 hours.

10 ■ SECURITY DEPOSIT

For the deposit and as a for the damages which could be caused, the lessee will pay, the day of entrance, **a 400-€ sum by check.**

This sum, non-interest bearing, will be returnedoncethe lessee proves that:

- All the items thelessee had to leave in place and listed in the previous paragraphare in good condition;
- No piece of furniture, object or laundry is missing, damaged or dirty. If it is the case, its restoration or its replacement by an indential itemis agreedwith the lessor who accepted it ;
- The premises have not been damaged and are left clean (cupboards, garbages, refrigerator, toilets, white goods, dishes, etc.).

If the guarantee turned out insufficient to coverdamages exceeding 400-€, the lessee already undertakes to complete the sum.

11 ■ INSURANCE

The lessor undertakes to subscribe an insurance for the house against the rental risks, on behalf on the lessee.The lesseehas the obligation to indicate to the lessor, within twenty-four hours, any disaster occuring in the house or itsstanding structures or accessories.

12 ■ SECURITY

As specified in the chapter "environment", the land is widespread and includes:

- At the bottom of the ground, another pond, more or less deep according to the season (2 meters).

It is imperative that children are under permanent supervision by adults.

The lessee declares to be aware of this constraint of a strengthened and permanent supervision of children, due to water bodies and the marsh located on the land.

13 ■ SCHEDULE OF PAYMENT - ADVANCEPAYMENT - BALANCE

IN CASE OF CLASSIC PAYMENTS (as opposed to the on-line payment)

THE DAY OF THE CONTRACT'S SIGNATURE, the lessee pays the sum of 50 % of the rent amounting-€,constituting the advanced payment and shall be deductedfrom the total sum to pay.

The check will be immediately cashed upon reception.

ON THE DAY OF ENTRY, the lessee undertakes to pay:

- The balance of the rental price, that is the sum of-€ + **20-€ of management fees in case of payment by check.**
- The security deposit, of 400-€ sum by check. This check will not be cashed and will be returned to the lessee by post under 10 days, except in case of "damages".

ON-LINE PAYMENTS OPTION

THE DAY OF THE RESERVATION, the lessee pays, by Internet, through the website and in a secure way, the sum of 50 % of the rent constituting the advance payment and to be deducted from the total sum to pay.

THE RENT BALANCE AND THE SECURITY DEPOSIT can be paid:

- Either ONE WEEK BEFORE THE DAY OF ENTRY by Internet, via the site. The security deposit, sum of 4000-€ by check, will be (remis) the day of the entry. The check will not be cashed and will be returned back by post under 10 days to the lessee after departure, except in case of "damages".
- Or THE DAY OF ENTRY,
This balance of rent will be increased by + **20-€ of management fees in case of payment by check.**
The security deposit, of **400-€**, by check, will be given the day of entry. This check will not be cashed and will be returned back by post under 10 days, except in case of "damages".

14 ■ GENERAL CONDITIONS

The rent is made for usual responsibilities and conditions of law and the lessee undertakes mainly to:

- Use the house for the exclusive use of housing without causing of disorders of neighborhood (noise, smells, smokes, lights, etc.);
- Not sale or sublet, even for free, except written agreement of the lessor;
- Here by authorize the lessor to make any repairs required by urgency and necessity would appear during the rental period and without aspiring to a compensation or a rent rebate.

15 ■ CANCELLATION CLAUSE

Initials :

In case of payment default in the fixed terms or in case of non-fulfillment of the commitments mentioned here in, and five true days after a simple warning by registered letter remained fruitless, the present contract will immediately be cancelled and the lessor can avail of article 1590 of the French Civil Code to retain the advance payment paid as compensatory damages.

16 ■ WITHDRAWAL - PENALTY CLAUSE

WITHDRAWAL AT THE INITIATIVE OF THE LESSOR

In case of withdrawal by the lessor, it is agreed that he will have to overturn, in seven days following the withdrawal, the double of the advance payment to the lessee.

WITHDRAWAL AT THE INITIATIVE OF THE TENANT

In case of withdrawal by the lessee, it is agreed :

- Withdrawal more than a month before the beginning of the rent: the tenant will lose the advance payment.
- Withdrawal less than a month before the beginning of the rent : the tenant will pay the lessor the equivalent of the total rent, as a penalty clause. To that purpose, the lessee will give the owner at the latest the day of the beginning of the rent, the difference between the advance payment and the rent provided for in chapter 8.

17 ■ ELECTION OF RESIDENCE

For the performance of the agreement hereby and its continuations, the parties elect residence :

The lessor : 723 route du bois Hellain 14130 Bonneville la Louvet.

The lessee:

Never the less, in case of dispute, the local court of the district where the rented places are located shall have exclusive jurisdiction.

Made in (place).....

In 2 copies,date :

The lessor

The lessee (s)

(Signature (s) preceded by the mention "read and approved")
(Initials every page)

(Signature (s) preceded by the mention "read and approved")
(Initials every page)