

LEASING AGREEMENT OF HOLIDAYS SAISONIER

Between the undersigned:

The manager of the SCI Le Grand Luz 6 Avenues Louis Le Grand 64500 Saint Jean de Luz
Owner,

and
Mrs. / Mr.....
Address.....
Country.....
Telephone.....Fax.....Email.....

Tenant,

It was agreed and decree what follows :

The manager of the SCI Le Grand Luz rents for the duration indicated hereafter,
with Mrs / Mr.....,

(To stripe the useless mention)

- furnished buildings of dwelling OHANTZIA 1 (part 1)

- furnished buildings of dwelling OHANTZIA 2 (part 2)

- furnished buildings of dwelling OHANTZIA 3 (part 3)

located 6 Avenue Louis Le Grand, 64500 Saint-Jean-de-Luz.

This hiring takes place under the ordinary conditions and of matter right similar, in particular under those following :

General conditions :

1 - Duration of the contract

The hiring takes effect Saturdays at 17 hours until Saturday10 hours .

If it is about a hiring of weekend, Fridayat 18 hours until Sunday 20 hours.

2 - Contract reservation and signature

The amount of the hiring for this period rises with€ With the reservation it is asked for a cheque of payment of 50 % constituting an instalment is€ The reception of the cheque holds place of final reservation by owner.

The balance will be regaled the day of the arrival, with the entry in the places. The cheque is established with order SCI Le Grand Luz.

3 - Cancellation by the tenant

En In the event of cancellation by the tenant less than 120 days before the date of arrival, the instalment will be preserved by way of compensation. If the stay is curtailed the integral price of the hiring remains acquired not the owner and no sum will be refunded.

4 - Arrival in the places

If the tenant must arrive at one hour late or one day differed, it is held to inform of it the owner at the 15 days as a preliminary.

5 - Inventory of fixtures

An inventory of fixtures of entry as well as an inventory of the material is effectual on arrival of the tenants and is signed by the two parts. This document remains the only reference in the event of litigation concerning the inventory of fixtures.

6 - Cleaning

The cleaning of the buildings is the responsibility of the tenants during and before the departure. If the tenant wishes to be released from cleaning before returning the dwelling, the fixed price of cleaning is of 100 €per rented part.

7 - Use of the places

The tenant will have to make use of the places in accordance with a destination of dwelling. He will have to live in a peaceful way and to comply with the elementary rules of vicinity and joint ownership.

8 - Accommodation capacity

The contract is drawn up for a maximum capacity :

- OHANTZIA 1 (10 People)

- OHANTZIA 2 (10 People)

- OHANTZIA 3 (4 People)

9 - Animals

The animals are not allowed in the places.

10 - Insurance

The tenant is responsible for all the damage occurring of his fact. He must provide a certificate of insurance civil liability delivered by the insurer. It is invited to subscribe a standard extension " stay-voyage " for these various risks if it is not included in its contract.

11 - Deposit

On arrival, it is asked for a cheque of deposit of an amount of 500 €who will not be boxed. At the beginning of the tenant, an inventory of fixtures of exit is carried out and very required from handing-over in the state of the place or the material will be deduced. In the absence of degradation the cheque will be restored entirely.

12 - Payment of the loads

The loads are included/understood according to a contractual base of consumption

- Ohantzia 1

That is to say 6 m3 of water / week (Free in 2005)

That is to say 100 kWh of electricity / week (Free in 2005)

- Ohantzia 2

That is to say 6 m3 of water / week (Free in 2005)

That is to say 100 kWh of electricity / week (Free in 2005)

- Ohantzia 3

That is to say 4 m3 of water / week (Free in 2005)

That is to say 70 kWh of electricity / week (Free in 2005)

The meters are raised at the beginning of stay and the excess consumption of water and electricity will be invoiced at the official price of the companies at the time of the total inventory.

Contract drawn up in two specimens including one to turn over signed accompanied by the cheque of payment of the instalment (paragraph 2) to the following address:

SCI Le Grand Luz 154 Avenue Gallieni 10300 Ste Savine FRANCE Responder/Fax: 00 33 3 25 74 99 89

You will receive a confirmation of reservation per return of courier.

Fact with.....on2005.

Signature preceded by the mention " read and approved "

The tenant

The Manager