

SEASONAL RENT CONTRACT FOR FURNISHED APARTMENT

Between the undersigned :

called « the taker » on the one hand and

A.C.C.I 7 Rue de la Pompe 06400 Cannes.

called « the lessor », representing the owner, on the other hand :

The following has been agreed :

DESCRIPTION :

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1) PERIOD OF TENANCY :

This tenancy is granted and accepted for the following period :

It cannot be extended without previous and written approval of the lessor.

2) RENT :

This tenancy is granted against a price of Euros.

3) EXTRA COSTS :

Water and energy consumption are included, excepted telephone costs.

4) NUMBER OF PEOPLE OCCUPYING THE RENTED ACCOMODATION :

The taker claims that persons will occupy the rented accomodation.

5) DEPOSIT :

On the day of arrival, the taker will have to pay an amount of to A.C.C.I.

The deposit will be returned to the taker when he leaves the appartement or villa.

This amount is a deposit to cover the damages that could be caused and to cover the different extra costs and consumption (gaz, electricity, water, cleaning) if these are not normal or excessive

6) HAND-OVER VISIT - INVENTORY :

An hand-over visit and an inventory will be made at the arrival of the taker and will be checked again at the end of the stay.

7) CONDITIONS GENERALES :

This tenancy is made according to the following obligations and conditions. The taker commits himself to carry out the following :

- a) To occupy the place only in a very civil way. The exertion of any business deal, any profession or industry is strictly prohibited. The taker accepts that the rented accomodation are only rented as temporary place of residence.
- b) To let anyone else occupying the place, to sublet the rented accomodation, even free of charge, without the written approval of the lessor.
- c) To throw anything into the washbasins, bathtubs, bidets, sinks... that could clog up the sewage system. Otherwise the taker will bear the costs arising for the repairs of these equipments.
- d) The taker commits himself to only contact the a.m. agent(s) in case that he wishes to rent the accomodation in the next two years.

CANCELLATION :

in case of cancellation for any reason, the following table will be effective :

- more than 30 days before the date of the arrival : the cancellation costs will be of 30 % of the rental price.
- Between 30 and 00 days before the date of the arrival : the cancellation costs will be of 100 % of the rental price.

In case of rupture of the signed rental contract by the owner of the rented apartment or villa , or in case of renouncement of its share completely independent of the will of agency ACCI, and whatever the reason(s) may be (double hiring, damage of water, damage of fire , burglarizing), ACCI agency - 7 , Rue de la Pompe in Cannes, committed itself to propose to the client and tenant at least one accommodation in substitution corresponding as much as possible to the criterias of the first hiring. If in spite of these proposals, the tenant and client wishes to denounce definitively the contract, ACCI agency will refund the totality of the already payed and received funds (advance, rental amount, warranty deposit), deduction made, if necessary, of the bank charges of the transfer (on documents in proof), but without any another expense(s) or penalty with the profit of the tenant, On the one hand , the date of signature of the contract, and on the other hand, the delay between this renunciation and the effective date of the statement of this contract. In no case ACCI agency could be liable and the tenant states to give up any recourse against ACCI agency or attempt at any compensation

CANNES,

Cannes, XXX

2 original documents, one for each party

The lessor
M. RAYNAUD
Manager.

The tenant
(company stamp)