

CASA FELIX
SHORT TERM OR SEASONAL LEASE AGREEMENT.

CLAIM

That Jane Allen (hereafter referred to as THE LESSOR) represents herself as the owner of the property, and is therefore legally enabled to make use of the property Masia Can Pau (Casa Felix) located in the town of Olivella inscribed in the Property Register

That (hereafter referred to as THE LESSEE) represents himself. Both parties grant each other the faculties needed to celebrate this seasonal leasing contract, which is freely agreed upon the following:

FIRST:

The LESSOR hereby leases to the LESSEE the following premises on a seasonal term basis: the area contained within the walls of the house located at Masia Can Pau, (Casa Felix) 08818 Olivella, along with the furniture and equipment.

As of this moment, the LESSEE declares to be aware of its use, extension, features, belongings and common and private services.

SECOND. DURATION

Given that the lease-able section of the house is intended for vacationing purposes, this contract will come into force as ofat 3.30pm until 10.30 am. it is a non-renewable contract, unless both parties explicitly agree to extend it. In this case, an additional contract will be made.

THIRD:

Once the leasing term is over, THE LESSEE shall leave the property, as well as the aforementioned furnishing and equipment, in the same state they were initially delivered, and without an express request from the owner. All rubbish is to be removed from the property and any furnishings moved returned to their original position.

FOURTH:

The contract will be automatically terminated, without need for prior warning, on the date of termination indicated on clause SECOND. The keys must be returned immediately, without delay.

FIFTH:

Otherwise, THE LESSEE will be forced to pay, by way of the penalty clause, a rental fee of E150/hr for the period starting at 12am on the..... till the latest available time of 18.00 on the as well as costs and expenses due to the breach of contract, until the owner fully recovers possession of the property.

SIXTH: PREFERENTIAL RIGHT RESIGNATION

THE LESSEE resigns explicitly to the preferential right stated in article 31 of the Spanish Law on Urban Leases ("Ley de Arrendamientos Urbanos"),

SEVENTH: Payment

The LESSEE will pay THE LESSOR the amount of euros. The first stage will require 20% of the total sum to secure the booking, which is non refundable. The remaining 80% shall be paid 6 weeks prior to the beginning of the leasing term. Or sooner should THE LESSEE require.

The leasing includes the full use of the property (i.e. both houses) including the event rooms, garden area and pools.

THE LESSEE is obliged not to waste water supplies unnecessarily.

EIGHT: Duties of the Parties

8.1 THE LESSEE is obliged to:

a) Maintain a proper conduct, him/herself and all other persons staying at the property, and avoid all kind of disturbance not only to the other persons staying or visiting the property but to the neighbours of the property, not only in the specific areas rented but also in the common spaces inside the property and in the surroundings. Breach of this clause can lead to loss of security deposit.

b) Use the premises in such manner as to comply with all local, county and state laws and shall not use the premises or permit it to be used for any disorderly or unlawful purpose.

c) Park the cars without disturbing the neighbours. It is absolutely forbidden to park any cars in the bus space located around the entrance to the property.

d)) Observe, him and the persons under his charge, a respectful behavior towards the neighbors around the property. Music is strictly forbidden in any exterior area after 10pm when it will be limited to the designated music room the door to which is to be kept closed. Breach of this clause may lead to loss of security deposit.

e) Take care of all people who share the house with him/her. He/she will be the person responsible for their security in the house, swimming pool and gardens

f) Compile and distribute the rubbish generated in the house and leave it out of the house and its surroundings, in the garbage disposal for every kind of residue (organic, paper, metal and plastics, and bottles) that are settled in the area of Olivella

g) Occupy the leased property exclusively during the lease period just for residential use. It will not be allowed to make any kind of graphic or illustrated report in the house without express permission of the owner.

h) To leave the house in a good state of order at the end of the rental period. All rubbish to be removed from site. All items of furnishing moved must be returned to its original position. and the kitchen left clean and tidy. Necessary additional cleaning will be charged at 35 euros per hour.

8.2 The LESSEE is entitled to:

a) Use the leased property exclusively during the lease period without having been disturbed by the neighbors and the owner.

b) Use all the equipment within the property and request guidance of usage from the owner.

c) Get three sets of keys to the property.

8.3 The LESSOR is obliged to:

a) Meet the LESSEE or legal representative on the spot on the day of the lease starts, and hand over the property accordingly, cleaned and equipped for a normal use.

b) Maintain the property in a good and working condition and warrants that the property fits for purpose during the period of the lease.

c) Maintain the water of the swimming pool in healthy conditions.

d) Make him/herself or a legal representative available in case the LESSEE reports any damage or functional/operational problem.

8.4 The LESSEE accepts at any time during the validity of this agreement that the LESSOR may at his own decision delegate the control of the performance of LESSEE's duties to a Security Guard who shall have the right to enter the premises for the purpose of inspecting, controlling or repairing them, without the consent of the Lessee.

The LESSEE accepts that the LESSOR's Security Guard is authorised to access the property and regulate the behaviour of the persons who are occupying the premises, and in case of uncivic behaviour shall have the right to take the necessary measures to guarantee a peaceful coexistence with the rest of the neighborhood.

8.5 In case of shutting down or closure of the activity by the competent administrative or judicial authority the LESSOR is not obliged to indemnify the LESSEE. The LESSEE will only be entitled to a partial refund of the amounts paid, based on the

number of days remaining according to the Lease Contract.

NINTH: Deposit

THE LESSEE shall pay THE LESSOR the amount of 1000 EUROS by way of the security deposit, paid in cash on arrival. The amount to be returned by bank transfer within 7 days of departure minus any breakages or additional cleaning expenses.

This deposit shall be returned to THE LESSEE during the week following the end of the rental contract. However, if THE LESSEE has caused any damages, THE LESSOR will use the deposit in compensation for the breach of any part of this contract or to pay for the charges derived from reposition, repairs or excesses.

The parties shall put in writing the damage caused and the part of the deposit retained.

WORKS AND DAMAGES

TENTH: State of the Property

The LESSEE declares to have received the property and furnishing in perfect operational state in the minutes signed at handing over. However, the LESSOR is forced to carry out, as soon as possible, the works needed in order to keep the house in habitable conditions. In case of any accident or functional/operational problem it will be repaired as soon as possible. The occasional existence of damages will not imply any right of compensation to the LESSEE.

The LESSOR declares that the house and the swimming pool are correctly built and so, any damage or accident happened in them is exclusively responsibility of the LESSEE.

THE LESSEE explicitly authorizes the entry of THE LESSOR or person on his behalf, to the property for inspection and maintenance purposes considered convenient by THE LESSOR. THE LESSOR undertakes not to disturb the LESSEE unreasonably.

If the deterioration were attributable to THE LESSEE, he will be forced to carry out and pay for the works.

To this effect, THE LESSOR, or someone else authorized by him, will perform an inspection in the presence of THE LESSEE, before abandoning the property, in order to determine the state in which the property and the furnishing are left and, if it were the case, to measure the damages. These damages will be paid for with the security deposit and, if it were insufficient, with the additional warranty and personal patrimony of THE LESSEE.

ELEVENTH:

The LESSEE is not allowed to perform any kind of works in the property other than the aforementioned. Otherwise, at the end of the contract, the LESSOR is allowed to demand that things go back to their previous state or to preserve the works without paying any indemnity, all without affecting his power to terminate the contract and demand a compensation for the damage caused.

The LESSEE is permitted to have musicians and relevant equipment on the premises but music is strictly forbidden outside after 10pm.

Signed by THE LESSEE: ,

Address:

.....

Date..... Passport number.....

Signed by THE LESSOR: Mrs. Jane Allen, of age, with residence

Casa Felix

Masia Can Pau

Olivella

08818

Barcelona

in Olivella, Barcelona bearer of the UK Passport #200000165

Gerlex Company 2003 SL

Masia Can Pau

Olivella

08818

Barcelona

NIF B63190524

Telephone (0034) 93 896 809