

RENTAL AGREEMENT OR RESIDENTIAL LEASE

SIENNA SETTLEMENT – ATHENA HOUSE (#1)

This Rental Agreement or Residential Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord/Lessor, Julia Kallipolitou Terzis, shall be referred to as "OWNER" and Tenant(s)/Lessee, _____, shall be referred to as "TENANT". The OWNER has the exclusive proprietorship and possession of the countryside based residence, Athena House, located on the island of Santorini, Greece and in the area "Ekso Gialos" which is newly built, full equipped with all the necessary accessories and therefore suitable for dwelling. As consideration for this agreement, OWNER agrees to rent/lease to TENANT and TENANT agrees to rent/lease from OWNER for use solely as a private vacation, under the following terms.

1. TERMS: This agreement shall commence on _____ and continue until _____ (Minimum period of one week). If TENANT should move from the premises prior to the expiration of this time period, he shall be liable for all rent through the expiration of said time period. By the end of the rental period, the TENANT is required without any further notice, to return the keys of the residence to the person that will be indicated and depart from the residence.

2. PAYMENTS: TENANT agrees to pay in advance € _____ (EUROS) per week for the term of _____ week(s); for a total amount of € _____ (EUROS). Rent and/or other charges are to be paid as method designated by the owner. All payments will be made using a credit card and through a Pay Pal invoice. At the time this agreement is signed, TENANT will provide Down Payment (50% of total rental amount) of € _____ (EUROS); and Security Deposit of € _____ 500 _____ (EUROS); with a balance (remaining 50% of rental amount) of € _____ (EUROS) due in full, 30-days prior to the start of the TENANT'S stay. The TENANT is exclusively responsible for any malfunction or damage to the residence, during their stay. For that reason, it is also agreed between the TENANT and OWNER that in case of damage, the OWNER retains the right to withhold an amount from the Security Deposit accordingly, after having formally notifying TENANT about the amount that will be charged. Alternatively, the Security Deposit amount is agreed to be paid in the form of insurance and will be fully refunded within 30-days preceding the end of the rental period. All utilities and state taxation are included in the rental amount.

3. PETS: No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent of the OWNER.

4. PARKING: The parking area/space on the OWNER'S property shall be used exclusively for parking of passenger automobiles. TENANT is responsible for oil leaks

and other vehicle discharges for which TENANT shall be charged for cleaning if deemed necessary by OWNER.

5. NOISE: TENANT agrees not to cause or allow any noise or activity on the premises, which might disturb the peace and quiet of another TENANT and/or neighbor. Said noise and/or activity shall be a breach of this agreement.

6. DESTRUCTION OF PREMISES: If the premises become totally or partially destroyed during the term of this Agreement, OWNER may terminate this Agreement immediately and will hold the TENANT responsible for repair and reconstruction of damaged premises.

7. CONDITION OF PREMISES: The rental residence, Athena House (#1) is fully equipped with all the necessary accessories and therefore suitable for dwelling. This traditional single family home features two bedrooms, two full bathrooms and three terraces in a private location, 100 square meters in area with a private pool. All furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached inventory checklist, if any, and/or all other items provided by OWNER are all clean, and in good satisfactory condition. TENANT agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by TENANT, his guests and/or invitees, except as provided by law. At the termination of this Agreement, all of above

items in this provision shall be returned to OWNER in clean and good working condition except for reasonable wear and tear and the premises shall be free of all personal property and trash not belonging to OWNER. It is agreed that dirt, holes, tears, burns, and stains of any size or amount in the curtains, walls, bedspreads, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.

8: PROPERTY MAINTENANCE: TENANT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area neat and clean. OWNER and/or maintenance representative designated by OWNER may enter, inspect, and/or repair the premises at any time in case of emergency. OWNER and/or maintenance representative shall give advance notice and may enter for the purpose of routine maintenance. OWNER and/or maintenance representative is permitted to make all alterations, repairs and maintenance that in OWNER'S judgment is necessary to perform.

9. TERMINATION: Should the TENANT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, TENANT shall be liable for additional rent and damages, which may include damages due to OWNER'S loss of prospective new renters.

10. INSURANCE: TENANT acknowledges that OWNERS insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses.

11. ASSIGNMENT: TENANT agrees not to transfer, assign or sublet the premises or any part thereof.

12. PARTIAL INVALIDITY: Nothing contained in this Agreement shall be construed as waiving any of the OWNER'S or TENANT'S rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.

13. NO WAIVER: OWNER'S acceptance of rent with knowledge of any default by TENANT or waiver by OWNER of any breach of any term of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Agreement.

14. JOINTLY AND SEVERALLY: The undersigned TENANTS are jointly and severally responsible and liable for all obligations under this agreement.

15. INVENTORY: The premises contain the following items that the TENANT may use. See attached inventory list.

16. KEYS: TENANT acknowledges receipt of _____ # of keys to the residence.

17. ADDITIONS AND/OR EXCEPTIONS:

18. ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between OWNER and TENANT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

19. RECEIPT OF AGREEMENT: The undersigned TENANTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement. By signing this rental agreement. The TENANT is required to provide full details of the credit card by which the payments will be made as well as provide the full legal right to OWNER to charge the credit card. The TENANT is exclusively responsible for any damage to the residence during the stay. For that reason, it is agreed between the TENANT and OWNER that in case of damage, the OWNER retains the right to charge the TENANT'S credit card accordingly, after having formally notifying the

TENANT about the amount that will be charged. It is also clearly stated that no payment refunds are possible in any way even in the case that the TENANT has not stayed in the residence or due to personal reasons. Amount paid cannot be refunded and in no way will they be exchanged with any requests or demands on the part of the TENANT.

TENANT'S Signature _____

Date _____

Printed Name _____

TENANT'S Signature _____

Date _____

Printed Name _____

OWNER'S Signature _____

Date _____

Julia Kallipolitou Terzis