

RENTAL TERMS AND CONDITIONS IN FURNISHED TOURISM ACCOMODATIONS

Between the following parties,

The SAS Château Saint Laurent
The Plantey
33112 SAINT LAURENT MEDOC

Represented by Mr. Jean BERNARD
Hereinafter referred to as the "**Lessor**",

And the Lessee, who can reasonably use the rented property,
Hereinafter referred to as the "**Lessee**",

1. Information on the property to be rented

A furnished accommodation at Château Saint Laurent, located at Le Plantey, 33112 SAINT LAURENT MEDOC, for a price and a duration agreed between the parties during the reservation made by the Tenant.

2. Enjoyment of the property

The Lessee is required to make peaceful use of the accommodation. Any party or festive event not authorised by the Lessor is strictly prohibited.

The Lessee will occupy the accommodation at his convenience and subject to respecting the destination of the rented premises, the provisions of these general conditions, and taking care not to cause abnormal neighbourhood disturbances.

The Lessee will respect the maximum number of people that can enter the premises, according to the description of the accommodation. The Lessee is responsible to the Lessor for the behaviour of his guests.

Pets are not allowed in the rented premises.

3. Notice to smokers:

Smoking is strictly prohibited in indoor areas.

In case of cigarette smell in the accommodation, the costs that may be related to the air treatment to remove tobacco odors will be fully charged to the Lessee

Cigarette butts outside must be picked up.

4. Key Handover

The Lessor will give the Lessee the keys to the accommodation when entering the premises.

Otherwise, for example in case of late arrival, the keys will be placed in a key box whose code will be communicated by the Lessor to the Lessee. The Lessee undertakes not to disseminate to any third party, on any medium or media, the code that has been communicated to him and which will be of single use, for the duration of the rental.

Check-in: Check-in will be as off 4:00 pm on the first day of the rental.

Departure: The Lessee undertakes to vacate the premises no later than 10:00 am on the last day of the rental. The Lessee informs the Lessor of his departure time to provide for the keys' return. An exit inventory will be carried out contradictorily.

5. State of the premises and inventory

If the contradictory inventory of premises and the entry inventory are carried out by the Lessor alone

and given to the Lessee when entering the accommodation, these will be disputable by the Lessee within 48 hours of entering the accommodation. In the absence of a dispute by the Lessee within this 48-hour period, the inventory and inventory carried out by the Lessor and communicated to the Lessee on entering the premises will be deemed to be accepted without reserve by the Lessee.

In the absence of a schedule of the premises or inventory at the end of the rental, or if the Lessee completes the premises condition and/or inventory by himself, the absence of any challenge by the Lessor within 48 hours of the end of the rental will be taken as meaning that the accommodation has been left in good condition and/or with a complete inventory.

The Lessor may decide, when handing over the keys to the Lessee, to make a brief video, in place of an inventory of the premises upon entry, in the presence of the Lessee. The records may be used, authenticated, and recorded by any means available to the Lessor in the event of damage or more generally incidents for the purposes of recourse.

6. Obligation of the Lessee

- The Lessee will be liable for damage and losses that may occur during the term of the contract in the premises of which he has the exclusive enjoyment and this without limitation of amount.
- If objects listed in the inventory are broken or damaged, the Lessor may claim from the Lessee an amount equivalent to their replacement value.
- The Lessee should refrain from making any noise which may be disturbing to the neighbours, such as the use of radio, television, etc.

The Lessee shall have no recourse against the Lessor in the event of theft or damage in the rented accommodation.

- The Lessee may not object to the Lessor visiting the premises if the Lessor or authorised representative so requests.

7. Cancellation

Strict cancellation policy, the total amount of the stay is due at the time of booking.

8. Closed-circuit television

The common areas are equipped with a video surveillance device. Surveillance is not active, in real time, but video recordings may be used on a delayed basis and only in specific cases and in particular in the event of an accident, suspicion of incivility, damage, non-compliance with the regulations and any disturbances that may occur that have caused harm to the establishment or to other residents. The data is stored for 15 days and will then be deleted, in the absence of the events mentioned above.

9. Eco-responsibility

You stay in the middle of a vineyard grown with an organic certification. We value our environment and encourage you to do the same. Your home is equipped with very low consumption LED light bulbs, water saver and various devices to reduce your impact on the environment throughout your stay.

Air conditioning is the most energy consuming equipment. Our VRV air conditioning system reduces your energy consumption by optimising seasonal performance using high-efficiency indoor and outdoor units as well as intelligent energy management controls. It can be activated as of an inside temperature of 23°C.

Only use air conditioning when necessary!

To limit the heat in your premises, it is recommended to:

- Close the shutters or lower the blinds during the day,
 - Close the windows when the outside temperature is higher than the inside temperature.
- Conversely, at night when temperatures are at their lowest, open the windows to create drafts.
Please do not leave the air conditioning with open windows and turn it off in case of temporary absence.

10. Departure Requirements

Cleaning fees are not charged by the Lessor to the Lessee. This is conditioned, when the keys are returned, that the Lessee hands over to the Lessor a dwelling in a satisfactory state of cleanliness:

- Trash cans must be sorted and emptied into the bins located in the courtyard near the main gate.
- The dishes must be washed. Remember to run the dishwasher before you leave.
- Floors must be clean and vacuumed

CHATEAU SAINT LAURENT

SAS with a capital of €2,300,000

Siren 920 283 413 • RCS Bordeaux

Le Plantey – 33112 SAINT LAURENT MEDOC

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- Please report any broken or defective equipment so that we can ensure replacement for the next tenant.

11. Election of domicile

For the execution hereof, the Lessor and the Lessee will elect their respective home addresses as their legal domicile. However, in the event of a dispute, the competent court of the Lessor's domicile shall have sole jurisdiction. This contract is subject to French law and any dispute or difference that may arise between the parties in connection with the interpretation, performance or termination of this contract shall fall within the jurisdiction of the court of BORDEAUX (33000), France.

12. Scope of application

These applied General Conditions of Sale and Use are brought to the attention of the Lessee by any means, without restriction or reservation, to all the stays at Château Saint Laurent.

SPA / FITNESS AREA

Specific Regulation

The SPA / FITNESS AREA is available to residents. Also, please leave this place in the state in which you found it. Enjoy these moments of calm and relaxation subject to the few rules set out below.

Access to the spa / fitness area:

Open from 10:00 am to 19:00 pm

For safety reasons, children are not allowed to enter the spa / fitness area, even when accompanied by a parent. The establishment declines all responsibility in the event of an accident.

Regulations for use

- **Non-smoking area**
- **Please remove your shoes when you enter**
- **Glasses, beverages, and food products are prohibited (plastic water bottle allowed)**
- **Be careful not to create noise nuisance**
- **Respect the calm and cleanliness of the place**

Jacuzzi /swimming pool:

- Displacements in bathrobe and slippers
- Mandatory shower before entering the Jacuzzi

Do not dive in, no water games

Avoid splashing

Sauna:

The use of the sauna is of the sole responsibility of the user. Prolonged use beyond 20 minutes is not recommended. Sauna is strongly discouraged for people with heart and circulatory problems.

Fitness equipment:

Use only with dry clothing and depending on your physical fitness.

Leaving the spa:

- Don't forget anything in the spa.
- Leave the spa empty and clean
- Bring back with you your towels, bathrobes, slippers
- Be sure to leave the access door closed
- Lock the exterior access gate to the courtyard

