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VACATION RENTAL CONTRACT

Name and first name of the tenant:

Address:

.....
.....

Tel.: Mobile: Fax:

Period of rental: From/...../..... at... h....

To/...../..... at... h....

Price of the rental: Instalment: Guarantee:

Complementary services:

Deadline for sending the contract:

Number of people:

Adults: Children less than 2 years old: Children from 2 to 14 years old:

Capacity of reception: 10 people

Brief description:

House on 3 levels, with 4 rooms + 1 living room equipped as home cinema, dining room/living room, kitchen, 2 bathrooms, 3 W.C., terraces, B.B.Q., standard equipment + 1 set of household linen included (bed linen, towels, cloths...). Free access to multi-media and to the whole property (plans, photographs and details on our Internet site)

Accepted animals:

I undersigned M declare I agree on the terms of the contract and have taken full knowledge of the general terms and of the description of the premises.

Done in 2 copies at: On the:

Signature of the tenant

preceded by the mention "read and approved":

Signature of the
owner:

General terms

1/ Duration of the stay: This contract is concluded for a limited duration. Hence the tenant cannot require a right to extend his stay in the premises at the end of the contract, whatever the reason.

2/ Contract agreement: The reservation becomes effective as soon as the owner has received both the instalment of 25% of the total amount of the rent and the contract signed, before the specified deadline.

The rental contract cannot profit even partially to third parties, people or legal entities, except with written agreement of the owner. Breaching this clause could entail immediate cancellation of the rental by the fault of the tenant, all payments already made remaining granted to the owner.

3/ Payment of the balance and complementary services: The remnant of the rental is paid when entering the premises. At the end of the stay, the tenant must carry out the complementary services.

4/ Guarantee (or deposit): On arrival of the tenant, a guarantee of an amount equivalent to 50% of the total amount of the rental is requested by the owner. After the inventory at the end of the stay, this guarantee is paid back, deduction made of the cost of potential repair if degradations are noted.

5/ Cancellation by the tenant: Any cancellation must be notified by registered letter or telegram to the owner 30 days before the arrival planned in the contract. The instalment remains granted to the owner. In the case of cancellation within less than 30 days before the arrival planned in the contract, the instalment remains granted to the owner, who may require the payment of the remnant of the rental.

If the stay is shortened, the complete price of the rental remains granted to the owner and no refunding can be requested.

6/ Cancellation by the owner: The owner gives back to the tenant all the payments made, as well as an allowance equal to what the tenant would have supported if the latter had cancelled by his own fault at this date.

7/ Arrival: The tenant must present himself on the day and at the time mentioned in the contract. In the event of late or differed arrival, it is up to the tenant to warn the owner.

8/ Inventory of fixtures: An inventory of the premises is established jointly and signed by the tenant and the owner on arrival and on departure. This inventory represents the only reference in the event of litigation concerning the inventory of fixtures. The state of cleanliness of the house must be identical on departure and arrival.

9/ Use of the places and responsibility: The tenant will have to ensure the peaceful character of the rental and to make use of it in line with the destination of the premises. The tenant is responsible for watching children and for all damages occurring from his acts or from his close relations' acts.

10/ Capacity and animals: The rental contract is drawn up for a precise number of people. If the number of people is modified, it is up to the tenant to inform the owner. If the number of people exceeds the capacity of reception, the owner can refuse the additional people. The rental contract indicates with which pet the tenant can remain in the premises. In the case of breaching of this clause, the owner can refuse the stay without any refunding.

DESCRIPTIVE STATE

(in accordance with the decree N° 25-305 of May 16th, 1967)

General informations

Name and address of the owner: Mr Barberéna Marc
1, la Quinarderie 50200 COURCY
Telephone number: +336 81 13 55 87/ + 339 50 33 20 05

Address of the rental: 1, la Quinarderie 50200 COURCY

Geographical location

Distance from the town of Courcy: 4 km
Distance from the city centre of Coutances: 3 km
Distance from SNCF railway station: 2 km
Distance from the sea and beaches: 12 km

Type of lodging

Date of construction: Beginning of the 16th century
End of the renovation works: July 2009
Total surface area of the rental: 250 m²
Number of main rooms: 7
The rental is completely independent

External installations for use of the tenant

Terrace with garden furniture and barbecue
Whole of the accessible property (meadows and woods on 8 hectares)
Parking for vehicles in the property at the entrance

Description

Common parts:

- Entry hall with ceiling in vault five meters high, stone staircase and stage on the 1st floor
- Kitchen
- Living room/dining room with chimney
- Living room equipped for multimedia projection with sofa-bed

Utilities:

- 2 shower rooms with shower
- 3 WC

Total number of rooms: 4

- Room 1: Surface of 32 m², 2 windows, 1 bed 2 persons of 140 with bed linen
- Room 2: Surface of 20 m², 2 windows, 1 bed 2 persons of 140 with bed linen
- Room 3: Surface of 28 m², 2 windows, 1 bed 2 persons of 140 with bed linen
- Room 4: Surface of 23 m², 2 windows, 1 bed 2 persons of 140 with bed linen

Equipment:

Kitchen piano 5 gas fires + dish warmer and 2 ovens and 1 electric grill,
2 refrigerators 140L, 1 freezer 100L, microwave oven, food processor, dishwasher, coffee machine,
2 toasters, 24 complete sets of cutleries, plates and glasses with stew-pot, pans, etc. Household
linen, vacuum cleaner, DVD reader and CD, home-cinema, multi-media projector, Internet access
broadband and WIFI, central heating by wood high yield.