CONTRACT TERMS AND CONDITIONS

Between:

Company name: Hic et Nunc S.r.l. Agricultural Company, in the person of its legal representative pro tempore, hereinafter referred to as Hic et Nunc for brevity

Registered office: Località Cà Milano 7, Vignale Monferrato (AL)

VAT/C.F.: 02356550067

E-mail:

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Client for brevity

WHEREAS

- Hic et Nunc is an agricultural company which owns the agritourism Cà dell'Ebbro located in Vignale Monferrato (AL), Località Ca' Milano, 7, (hereinafter referred to as Agritourism) composed of: number 7 rooms with private bathroom; kitchen, outdoor space.

The Client has expressed interest in the services offered by Hic et Nunc and has requested the same to reserve the farmhouse for its exclusive use;

- Hic et Nunc intends to grant the same the premises of the agritourism farmhouse on the conditions set out in this contract.

All this being stated, the Parties

agree and stipulate the following

1) Object

Hic et Nunc grants to the client, who accepts, in the same state of fact and law in which it is located and for tourist use only with the exclusion of any other use, the property unit Agriturismo Cà dell'Ebbro, located in Vignale Monferrato (AL), Località Ca' Milano, 7 owned by Hic et Nunc, comprising

number 7 rooms with private bathroom; a kitchen equipped with the following furnishings: fridge, freezer, dishwasher, oven, dining table, toaster, coffee machine, pots, cups, cutlery, plates and glasses.

The maximum number of guests for the duration of the stay is 15 persons; at the time of signing this contract and in any case no later than the start of the rental period, the client undertakes to communicate and transmit a copy of the identity documents of all guests, in order to allow Hic et Nunc to carry out the communications required by law.

Throughout the duration of the stay, the Client shall have access to the entire facility described above, subject to the provisions of this contract.

2) Duration

The availability of the farmhouse is granted for the period selected on the platform.

At the end of the stay, the Client shall return the premises in the manner indicated below.

The property is made available to the Client from 14.00 hours on the day of arrival and must be vacated by the Client no later than 11.00 hours on the day of departure indicated above.

Should the customer request the availability of the room earlier than the scheduled time on the day of arrival or later than the scheduled time on the day of departure, Hic et Nunc may request an additional payment.

3) Fees

The consideration for the stay is agreed between the Parties in Euros indicated on the platform, plus VAT as per law.

The Client shall pay the consideration in the following ways

100% of the amount due, by way of balance, at the time of booking and/or signing of the contract

The consideration shall be understood to include access to all the premises of the facility under the conditions set out herein for the latter, as well as the delivery of equipment for 7 rooms and the cleaning of the premises at the end of the stay.

These are to be considered extra services, which may be requested by the Customer separately and upon payment of an additional fee:

- The daily cleaning service of the rooms, bathrooms and kitchen: € 100.00 (euro one hundred/00) per day;

- The change of equipment for 7 rooms: € 70.00 (euro seventy/00);

- The request for an extra bed up to a maximum number of 5: € 10.00 for each extra bed

The payment of the above mentioned fees will be made by bank transfer/credit card debit/payment by card.

In case of cancellation of the reservation within 10 days of the arrival date, Hic et Nunc will retain by way of penalty the amount equal to 50% of the cost of the stay, paid by the Client at the time of the reservation.

If the cancellation request is received within 10 days prior to the date of arrival, Hic et Nunc shall retain by way of penalty the entire amount already paid for the stay, equal to 100% of the agreed amount.

If the Client fails to arrive on the day of arrival, Hic et Nunc shall retain as a penalty the entire amount already paid for the stay, equal to 100% of the agreed consideration.

4) Security Deposit

The Client shall pay to Hic et Nunc, which shall issue a receipt upon signing this contract, the sum indicated on the platform as a security deposit.

Payment shall be made by bank transfer/credit card debit/cash payment.

This deposit shall be returned, in the same manner in which it was paid, at the end of the stay, subject to verification of the condition of the premises.

5) Prohibitions and obligations

The Client undertakes to enjoy the granted real estate for the sole purposes indicated in this contract. Throughout the duration of this contract, the client undertakes to use the diligence of a good family man,

undertaking not to modify or transform the property, returning it at the end of this contract in the state of fact and law in which he received it.

The granting of use of the premises implies the respect and proper use of the same, including the facilities and equipment provided by the client. Any tampering with systems, fixtures, furniture, furnishings and equipment in the premises granted for use is forbidden.

With regard to the kitchen area and for the entire duration of the stay indicated in point 2 above, it is specified that the premises are made available to the customer without any foodstuffs, with AxL being exonerated of any responsibility for the foodstuffs introduced by the customer. Therefore, for the entire duration of this contract, the kitchen/canteen room will not be used by Hic et Nunc for catering activities.

It is forbidden for the customer to grant third parties, even on a precarious and/or temporary basis, the use of the property.

The Client also undertakes to indemnify Hic et Nunc against any damage or harm resulting from improper use of the premises, damage caused to the facilities, equipment and persons during the period of the stay. Any consequent compensation shall be the sole responsibility of the Client.

The Client undertakes to notify Hic et Nunc of any defects in the property and equipment within 2 hours of delivery.

The Client undertakes to comply with the municipal regulations on separate waste collection, which he/she declares to have been made aware of by signing this contract, separating waste as indicated in the regulations. The Customer also undertakes to indemnify and hold harmless. Hic et Nunc of any fines and/or penalties received as a result of errors in waste collection attributable to the Client during his or her stay.

The Client undertakes not to let more guests enter the premises than the number indicated in this contract. He/she also undertakes to inform Hic et Nunc, at the time of signing this contract and in any case no later than the start of the stay, of the surnames and first names of the guests on the premises, as well as to send a copy of their identity documents.

In the event of any breach of the provisions set out in this point, Hic et Nunc shall be entitled to declare this contract terminated with immediate effect pursuant to Article 1456 of the Civil Code, without prejudice to any other legal remedy, including the right to compensation for any damages suffered.

6) Return of the premises

The premises shall be returned in the same condition in which they were handed over to the Customer; Hic et Nunc shall see to the punctual verification of the state of the places.

7) Referral

For anything not expressly provided for in this contract, the parties declare applicable the provisions of the civil code and the rules of the tourism code, as well as local customs.

Read, confirmed and signed

Pursuant to and for the purposes of Articles 1341 and 1342 of the Italian Civil Code, the Parties declare that they have read, carefully examined and reread the premises and the agreements set out in the following articles: 3) Fees, 4) Security Deposit and 5) Prohibitions and Obligations, and, having removed any exceptions and/or reservations as of now, specifically approve their contents.

Read, confirmed and undersigned