

TENANCY AGREEMENT

DATEDth, 2016

BETWEEN

The Hotel, Tourism, Construction Company (Societe Anonyme) under the name AFOI VALERIANOU (ΑΦΟΙ ΒΑΛΕΡΙΑΝΟΥ) ΑΕΤΚΕ, that has its seat at N. Psychiko, Tzavella street 22, Athens, Greece with Tax Identification Number (ΑΦΜ) 800527752 , ΔΟΥ ΦΑΕ ΑΘΗΝΩΝ, legally represented by its, Mr. Fotios Valerianos

(hereinafter called **‘the Landlord’**),

and

....., resident of,
(.....str.), holder of Passport no. issued
by.....of Citizenship

(hereinafter called **‘the Tenant’**).

Definitions: The following words, as used in this Agreement and defined below, shall constitute terms and provisions of this Agreement, which, as such, shall be binding upon both the Landlord and the Tenant:

- (i) “The Landlord” includes the successors to the original landlord
- (ii) “The Property” includes any part of the Property and the fixtures, furniture and effects, specified in the Inventory thereof.
- (iii) Words importing the singular include the plural and vice versa and references to a gender shall be to both genders and the neuter.

The following were mutually convened and agreed:

(1) SCOPE OF THE AGREEMENT:

1.1. The Landlord is the exclusive manager of a real property situated in Magganari area of the island of Ios – Greece, consisting of a central building mass and a swimming pool area of approximately 180 m² altogether. More specifically, the central building consists of a ground floor level (living room ,where two children could sleep, fireplace,Wc/shower ,dining room, kitchen, , master bedroom en suite bathroom, pergola shaded patio), an upper level (master bedroom en suite bathroom, balcony) ,a pool level (double bedroom en suite bathroom ,kitchenette

with separate entrance) , an infinity swimming pool area and a pergola shaded barbeque dining area (hereinafter called “**the Property**”).

1.2. The Tenant hereby rents the Property together with the fixtures, furniture, equipment and effects therein, specified particularly in the Inventory thereof, for a particular time of period and the Landlord accepts to rent the aforesaid, under the following terms and conditions.

(2) RENTAL PERIOD: The Tenant rents the Property for a period of..... days starting on2016 and ending on..... .

(3) RENT & SECURITY DEPOSIT:

3.1. The Tenant agrees to pay to the Landlord the amount ofeuros (**,00.00 €**) clear of all deductions for the duration of the Rental Period, payable in advance to the Landlord as stated above:

- (i) A deposit of 30% of the total rent amount i.e.euros (**,00.00 €**), must be received by the Landlord upon signing of this Agreement.
- (ii) The remaining amount of the total rent amount i.e.euros (**,00.00 €**) is due two weeks prior to arrival of the tenant.

If the payment of the remaining balance is not received on or before the date stated under 3(ii) above, the booking is subject to cancellation without further notice.

3.2. It is explicitly agreed that in case of cancellation of the booking, even if it is substituted by another booking from the Tenant, the first payment of euros (0,00.00 €) will not be refunded.

3.3. In case of alteration, delay or cancellation of the booking, the second payment of euros (0,00.00 €) will not be refunded unless such alteration, delay, or cancellation of the booking is caused due to “force majeure”.

3.4. Upon arrival at the Property, the Tenant shall check and sign the Inventory thereof, specifying the fixtures, furniture, equipment and effects of the Property and pay directly in cash to the Landlord or his representative the amount of **500 euros (500,00 €)** as a security deposit. The Landlord or his representative may refuse access to the Property if the security deposit is not

paid. This cash deposit will be refunded at the end of the Rental Period, less any additional expenses and any damage the property may have incurred.

(4) TENANT'S OBLIGATIONS:

4.1. The Tenant agrees with the Landlord:

- (i) To keep the drains, gutters and pipes of the Property clear.
- (ii) To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition. The Tenant shall fully compensate the Landlord for any damages to the Property or the fixtures, furniture and effects or any other loss thereof.
- (iii) To allow the Landlord or anyone with the Landlord's authority to enter the Property at reasonable times of the day, to inspect its condition and state of repair, if the Landlord has given notice beforehand.
- (iv) To allow the Landlord or anyone with the Landlord's authority have free access to the Property for essential maintenance purposes (pool etc).
- (v) To use the Property as a private house only. This means that the Tenant must not carry out any profession, trade or business from the Property and must not allow anyone else to do so.
- (vi) Not to alter or add to the Property or do or allow anyone else to do anything on the Property which might increase the fire insurance premium.
- (vii) Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the Landlord or the tenants or occupiers of any adjoining premises.
- (viii) Not to assign or sublet the Property and not to part with possession of the Property in any other way.
- (ix) At the end of the Rental Period or earlier, if the tenancy comes to an end earlier, to deliver the Property to the Landlord in the same condition that the Property was delivered to the tenant.
- (x) Not to remove or rearrange any of the fixtures, furniture and effects from the Property.

(xi) Not to hold a party or reception on the Property without the prior written consent of the Landlord.

4.2. It is mutually agreed that the number of persons present at the Property at all times (adults and children) may not exceed the maximum number of eight (8) people.

4.3. If the Tenant has breached any of the terms of this Agreement then, the Landlord may immediately recover possession of the Property and the tenancy will come to an end without prejudice to any other rights or remedies the Landlord may have against the tenant.

(5) LANDLORD'S DISCLAIMER:

The Landlord does not accept any liability for any loss, damage, or additional expenses incurred by the Tenant or any member of the Tenant's party regardless of the cause. The Landlord does not accept liability for any injury, death, loss, inconvenience or damage as a result of war, threat of war, riot or civil strife, terrorist activity (threatened or actual), natural disaster, animals, fire, sickness, weather conditions, or technical problems relating to the Property or other circumstances including any circumstances amounting to "force majeure".

(6) OTHER TERMS:

6.1. Any notice under this Agreement to the Tenant shall be served on the Tenant personally, by recorded delivery or by e-mail to the address A Notice sent by e-mail shall be deemed to be delivered after it is signaled as sent. Any Notice to the Tenant shall be deemed sufficiently served if it is sent by recorded delivery to the Property and shall be deemed to be received forty eight (48) hours after posting.

6.2. If any of the terms of this Agreement have become invalid or were invalid or if in this Agreement there should be a gap, the other terms cannot be contested.

6.3. This Agreement shall be governed by and construed in accordance with Greek Law. The Landlord and the Tenant hereby irrevocably submit to the

jurisdiction of the Courts of Greece and in particular, the Courts of Athens for any disputes arising of or in connection with this Agreement.

AS WITNESS the hands of the parties on the date specified above.

SIGNED by the Landlord

(STAMP OF ΑΦΟΙ ΒΑΛΕΡΙΑΝΟΥ ΑΞΤΚΕ)

(SIGNATURE)

Fotios Valerianos

SIGNED by the above-named Tenant

.....

Below are the bank wire instructions under the name : **ΑΦΟΙ ΒΑΛΕΡΙΑΝΟΥ ΑΞΤΚΕ** or **AFOI VALERIANOU AXTKE**

IBAN :GR1802600360000690201057881
SWIFT:EFGBGRAA

IBAN :GR2401402620262002330000715
SWIFT:CRBAGRAA

HOUSE INVENTORY LIST
Magganari View Villa

DESCRIPTION	ITEM	
Flat Screen TV	3	Samsung 32"
Smart Flat Screen TV	1	Samsung 40"
Refrigerator with freezer (2m)	1	Liebher
Dishwasher for plates	1	Zanussi
Oven	1	AEG
Ventilation hood	1	ELICA
Mini refrigerator	1	Libher
Central Heat Pump		Olympia Splendid
Washing machine for clothes	1	Indesit
Iron & iron board	1	Bosch
Vacuum cleaner	1	Nilfisk Muti 20
Espresso machine	1	Mitaca Illy Cafe
Coffee maker	1	
Multi-mixer	1	Izzi
Fresh Juice squeezer	1	
Water boiler	1	Sensor
Toaster	1	Sensor
Toaster	1	Izzi
Hairdriers	3	Philips
<p>Kitchen utensils and cutlery : (cutlery set for 24 people, 5 cutting knives, 12 steak knives , a set of 7 kitchen utensils ,9 plastic food containers, 6 pyrex, 3 saucepans,3 frying pans , 2 strainers,2 plastic bowls, Inox salad bowl, 3 trays,3 wooden handmade Teny Ceramics napkin holders)</p>		
<p>Plates, glasses and serving pottery : (18 dinner plates, 18 fruit plates, 6 salad Teny Ceramics bowls, 24 Burgundy red wine glasses,24 white wine glasses, 18 juice glasses,8 coloured glasses ,10 filtered coffee cups and saucers, 6 espresso cups,6 lungo espresso cups,10 handmade Teny Ceramics mugs)</p>		
Indoor wooden dining table with hand-painted tiles for 6 people	1	Teny Ceramics
Wooden coffee table	1	

Armchair	1	
Rocking chairs	2	Antique
Bronze standing lamp	1	Antique
Indoor wooden chairs	8	
Sofas / single beds	2	
Wooden bar stools	3	
Candles	8	
Ceramic candle bases	3	
Cushions	20	
King beds	2	Klinostrom mattresses
Double bed	1	Klinostrom mattress
Pillows	15	Guy Laroche
Mattress covers (king)	9	Guy Laroche
Mattress covers (single)	4	Guy Laroche
Fine cotton king sheets (sets)	12	Guy Laroche
Fine cotton single sheets (sets)	6	Guy Laroche
Pillowcases	42	Guy Laroche
Double duvets	3	Guy Laroche
Double duvet covers	4	Guy Laroche
Single duvets	2	Guy Laroche
Single duvet covers	2	Guy Laroche
Double cotton pique bedspreads	6	Guy Laroche
Single cotton pique bedspreads	2	Guy Laroche
Double chenille bedspreads	6	Guy Laroche
Single chenille bedspreads	2	Guy Laroche
Bathrobes	6	Guy Laroche
Body towels	24	Guy Laroche
Face towels	24	Guy Laroche
Pool towels	12	Guy Laroche
Bath rugs	12	Guy Laroche
Kitchen towels	12	
Wooden hangers	34	
Bedside handmade lamps	5	Teny Ceramics
Outdoor carved marble table with stone basis (12 people)	1	
Wooden side table	1	
Outdoor director's chairs	12	
Outdoor round wooden iron basis coffee table	1	
Outdoor carved marble iron basis coffee table	1	
Sun beds	2	
Reclining garden chairs	3	
Small reclining garden chairs	3	
Outdoor big cushions	3	

	Check-in	DATE
Signature By		

	Check-Out	DATE
Signature By		