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James Johnston

St Severin Studio - VACATION RENTAL AGREEMENT | 2013

Between the undersigned parties:
 Your Name: James M. & Judith Johnston
 Your Tel / Cell No: Jim [redacted] (c)
 Judi [redacted] (c)
 Your Address: [redacted]
 City, Country: Ashland Oregon State, Zip: 97520
 Your E Mail: [redacted]@gmail.com or / and Check
 Hereafter called "the tenant"

Mr. Mrs Claude and Violaine Galland www.paris-essentials.com 166 West 75th Street, apt 1214 New-York, NY 10023
 Claude's Cell: [redacted] Violaine's Cell: [redacted] (see page 3)
 Hereafter called "the landlord"

PAID
 \$728 USD.
 September 19th, 2013

It is agreed that: The landlord lets to the tenant, as a seasonal short term rental, the furnished premises described below. The studio apartment is located at 22, Rue St Severin, 75005 Paris on the 2nd Floor (French) and is fully furnished with appliances. It is exclusively reserved for our Guests, thus no one occupies it on a permanent basis. Please be considerate with furnishing and appliances. The tenant shall complete a short survey on departure day about the condition and cleanliness of the premises and agrees to leave the studio in the same condition, for the next guest to enjoy it. (See our T&C Rule of the House)

2-Rental Duration

The rental shall be effective from May 24 2013 at 2:00pm to May 28 2013 at 10:30 am
 (no exception) for a period of 4 nights. Please advise estimated arrival time in Paris 2 am / pm and departure 9 am

3-Rental Fees

The short-term rent is settled at 133 euro per night totalling 532 € / \$ (Please circle one) for your stay.

Airport Shuttle transportation We offer courtesy airport shuttle service at discount rate of 22 € per passenger (one way) from / to the airport. Add to my rental? YES / NO Total Passenger(s) 1 x 22 € = Total 22 € Please confirm:
 Airline NO Flight # NO Arrival time NO and / or Departure time NO Airport: CDG / Orly
 * NO details yet

Travel Insurance We are licensed to offer AIG travel insurance to protect your vacation. Coverage up to \$500,000 for medical, delays and baggage lost. Please review T&Cs on our website. Add insurance? YES / NO.
 Cost: 7% for my rental - \$ NO We will make our decision soon and contact you.

Telecommunication Package includes TV with dozen of English and French channels, free WIFI internet access to your laptop (we will give you the codes in Paris) and free calls to FRANCE, USA, Canada, Australia and China to Land lines no call to cell phone please) The cost is 25 Eu for your entire stay. Add Telco Package ? YES (NO)

A credit card is required on file to process all bookings (even if you chose another payment method, see page 4)
 We only accept VISA or MASTER CARD (please circle one)
 Credit Card Number [redacted] Expiration Date [redacted]
 First Name: Judith Middle Initial E Last Name: JOHNSTON
 Billing Address: [redacted]
 City Ashland State/Region Oregon
 Zip 97530 Country U.S.

3b- Method of Payment (Please check one)
 Personal Check (USDS or €) Credit Card (Visa or Master Card) Bank Wire (€) Paypal
 Please note that for less than 2 weeks rental, FULL PAYMENT is due upon booking

Total number of guests occupying the apartment: 1 (2) 3 (Please circle one)

Myself Name Judith Johnston Age 70
 Guest 2 Name James Johnston Age 71 Relationship Spouse
 Guest 3 Name _____ Age _____ Relationship _____

ARRIVAL: Check in is 2:00 pm (unless you have explicit permission to arrive earlier to drop your luggage.) With permission from the owners, you can arrive independently, open the lockbox, enter the studio and leave your luggage but not earlier than 11:00 am out of consideration for the previous guests. Please remember that our official arrival check-in time is 2:00pm. Clean Bed sheets and bed covers are left around 2:00pm and not before that time.

4 -General Conditions

- a) The tenant agrees that he/she shall occupy the premises personally and quietly.
- b) He or she shall not, for any reason, interfere with the gas, water or electrical supplies in the rented premises and is wholly responsible for any damages incurred to the studio. In some rare cases the owner forfeit the damage deposit but this does not mean the tenant will not be held financially responsible for the damages to the studio or furniture.
- c) He or she undertakes to have repaired any damage done to these installations by any possible misuse.
- d) To prevent fire No smoking and No candles are permitted.
- e) He or she shall not, under any circumstances, sublet all, or part of, the apartment. Under no circumstances he or she will abandon their studio before alerting the caretakers and owners orally and in writing and allowing 48hrs to cure concerns.
- f) This is a GREAT location for a small PRICE. We have been screened by major Travel Insurances and Rental Agencies and offer a full refund for full-catering but no refund for self-catering-budget. We have been 14 years in business accommodating guests from every corner of the World, please refer to your Travel Insurance for any refund other than as stated in paragraph 8.
- g) Forum clause: The landlord is not responsible for accidents or thefts or any type of occurrences in the building or on the premise. The tenants agree not to use blogs or website for complaints, anonymously or not. The tenant agrees that an arbitrator is the forum to resolve any issues raised in Paris and that forum be held in the Country of France. Breach of this contract other than any Act of God outside the control of the landlord, will be resolved in NY Federal Court.

Safety memo: Although Paris is the most visited city in the World, and this location is the safest in Paris, tenants must be diligent. Please remember that tourists are most vulnerable. Tenants will not open the lockbox when strangers are in proximity.

Deposit Waived by Violaine

5 -Security deposit

The tenant upon his occupation of the premises shall pay a security deposit of \$800 dollars. This security deposit will be used as a guarantee for the landlord in the case of any damage caused to the premises during the rental period, or for the replacement of any contents found missing upon the departure of the tenant. The security deposit shall be returned to the tenant two days after departure, or upon inspection of the premise and receipt of the set of key(s). (Lost keys cost \$55.00 per set because we have to change the lock.)

6-TAX

The building 40eu in tax is not a cleaning fee, rather it to cover part of the Parisian "taxe foncière" for owners with more than one property and other building charges. You agree to leave the 40eu on the table with our questionnaires survey, for our caretakers to collect them.

7) Cleaning

In Paris, cleaning fees are 120eu (or \$160 dollars) for 2-3 hours. You do not pay this amount since you concurred with our "Rules of the House" and agreed to leave the studio as clean or cleaner than you found it. On your day of departure, please pull the sheets off the bed, wash the dishes, sweep the floor, empty the fridge and bring down the garbage. We count on you to leave the studio clean or cleaner for the next guests to enjoy it; otherwise we would charge your credit card. You will act like a native Parisian. If something breaks on your watch you are responsible for it without discussions.

8-Rental forfeit

Because it is difficult to find another guest to fit exactly in your time slot at the last minute, we require 8 weeks' notice on all cancellations for a 50% refund. In these uncertain times, please purchase a robust Travel Insurance.

9-Payment

For rental of 2 weeks or less, full payment is due upon booking and prior to arrival. Payment by check is preferred. Please make check payable to: Violaine Galland.