

Terms and conditions

This document is a tenancy agreement between

1) **C+W RIZZI KG**, Törlweg Nr. 10, I-39021 LATSCH (BZ) / South Tyrol - Italy,
P.IVA/Codice Fiscale MWSt.TAX Nr.. 00516540218, as landlord on the one part

and

2)
.....(photocopy of passport),
as tenant on the other part

for the Property known as "Turm-Chalet" in St. Martin in Kofel.

The tenancy will start on and will end on

Art. 1

The rent is, payable on the landlord's account nr. BANK:

Raiffeisenkasse Latsch IBAN:IT 35 W 08110 58450 00030000647 BIC:

RZSBIT21015, without any charges. Down payment 20% with
confirmation of reservation

Rest with entry.

Art. 2

The tenant must not change the intended purpose of the Property, he must not
sublease or transfer it in parts or completely.

Art. 3

The tenant agrees that the furnished Property corresponds to the provisions of art.
1575 Codice Civile and takes over the Property for every effect with the receipt of the
keys.

Art. 4

The tenant agrees not to change anything in the Property without the written
permission of the landlord. The landlord has the right to insist on the restoration of
the Property to its previous condition if changes of any kind are made without his
written permission. For this and for all the damages resulting from the non-
compliance the tenant will be charged.

The landlord may carry out urgent repairs without paying the tenant any
compensation for eventual lacks of comfort. The landlord on giving 24 hours' notice
may carry out non-emergency repairs. The landlord may enter the Property for the
purpose of viewing on giving telephone notice.

Art. 5

The tenant is immediately responsible for damages caused wilfully by leaking water
and for every other improper use of the Property. Damages that may be traced back
to the building owner are excluded.

Art. 6

The tenant will be charged for all small repairs and charges within the meaning of art. 1576-1609 and 1610 Codice Civile, and for any other spending concerning the installations and services, and for broken glass in doors and windows if caused wilfully by the tenant.

Art. 7

As a guarantee for all the obligations taken over with this Agreement the tenant will deposit today a Bond of Euro 1.000,00. The Bond will be refunded at the end of regular tenancy.

Art. 8

The landlord has the right to annul this Agreement without period of notice if the tenant does not observe one of the aforesaid terms and conditions. The tenant is immediately charged for all damages resulting from the non-compliance of this Agreement.

Art. 9

The tenant declares to comply with the valid communal rules. Any changes or additions to this Agreement must be done in writing. For everything not explicitly arranged in this Agreement the parts make reference to common uses, relevant provisions and Codice Civile.

Art. 10

Within the meaning of art. 1341 and 1342 Codice Civile the parts declare to accept the terms and conditions of this Agreement, whereby every objection is refused from the beginning.

Art. 11

Within the meaning of art. 1341 and 1342 Codice Civile the parts declare to accept the terms and conditions of this Agreement, whereby every objection is refused from the beginning.

Date

The landlord

The tenant