

HOUSE LEASE OF TEMPORARY NATURE for tourist and cultural purposes
according to Article 1, paragraph II, letter c, Law no. 431 of 9th December 1998

With the following private contract, which is in force for all legal purposes between:

Mr , born in , on , C.F. , resident in via , - the lessor -

and

Miss , born in , on , passport number , resident in , - the lessee -

UNDER THE FOLLOWING PREMISES

- that the lessor, , is the owner of the real estate unit, located in the Municipality of Milan , in via , on the floor, furnished and equipped;

- that the real estate unit complies with all the requisites provided by law as far as it concerns the security of the systems, in respect of testing and certification of energy;

- that Miss is interested in entering the house lease of temporary nature for tourist and cultural purposes as provided in article 1, paragraph II, letter c) of Law no. 431 of 1998, which focuses on the real estate unit described above;

That being stated, it is settled and drawn up as follows:

1) The premises and the attachments already distributed between the parties are acknowledged as true and essential, their contents have pactional effect and are an integral part of the present private contract.

2) The life of the present house lease of temporary nature for tourist and cultural purposes will be from to and shall cease without any notice.

3) The parties agree that: a) The real estate unit is leased exclusively for tourist and cultural purposes for a determined period of time, and more precisely with the only purpose to attend the course of "..... " at in Milan, excluding any other purposes; b) The real estate unit will be used by the lessee exclusively as a secondary residence and the lessee shall state to have her residence and the main house in

4) In the case described in article 3, the leaseholder has the authority to back out of the contract upon notice, which shall be sent through registered mail at least three months before the starting of the contract.

In case the leaseholder needs to terminate earlier the contract, she would be required to pay for the three months' rent fees following the cancellation date.

5) The real estate unit shall be exclusively used as residential building by the lessee.

6) The lessee cannot sublease or accommodate the real estate unit of the present contract neither totally nor partially under pain of cancellation of the contract.

In case the lessee subleases the real estate unit without any previous written consent of the lessor, the lessor can

terminate the contract with immediate effect and, in any case, claim for compensation for damages.

7) The total rent is and it is due to the owner by bank transfer in installments of € each as follow:

- € for within

- € for within

- € for within

- € for within

Lessor's bank details to pay the rent:, IBAN:, BIC (swift):

Electricity bills are included up to € /month, the eventual exceeded amount will be charged to the lessee.

It's agreed that in the case of unsuccessful enjoyment of the real estate unit for reasons depending on the power of the leaseholder that amount will be not returned.

8) The payment of the rent or of anything else due for additional charges cannot be interrupted or delayed because of demands or objections expressed by the lessee whatever its title is. If, for any reasons, the lessee is not punctual in payments of some parts of the instalment, she shall fall into arrears, except for what is provided for by articles 5 and 55, Law of the 27th July 1978, no. 392.

9) The lessee shall allow the lessor, her estate manager and also her delegates to enter the real estate unit.

10) The lessee hereby confirms that the real estate unit is suitable for the agreed use and that she shall be entrusted with it for all practical purposes as soon as she takes the keys and, starting from that moment on, she becomes the keeper of the unit. The lessee is committed to give back the real estate unit she rented as she received it, except for the deterioration due to its use, under pain of compensation for damages. The lessee is moreover committed to obey the rules and regulations of the building. The lessee is in any event forbidden to act or behave in a way, which could cause inconvenience to the residents of the building. For the effects of the article 1590 of the Civil Code, the parties recognize the state of the building.

11) The lessee cannot modify, make innovations, improve or add anything into the rented rooms and their use without the previous written consent of the lessor.

12) The lessee explicitly relieves the lessor of any responsibility for all direct and indirect damages, which could arise from subjects connected to the lessee through a subordinate relationship as well as for possible guiltless interruptions of services and, in particular, theft.

13) As a guarantee to the obligations described in the present contract, the lessee paid to the lessor the sum of € as security deposit. This caution money will be refunded, deducting the final cleaning fee, after checking the state of the real estate unit and in compliance with each contractual obligation.

14) If the lessor plans to sell the rented real estate unit, the lessee shall allow a visit to the real estate unit once a week for at least two hours, Sundays and public holidays excluded.

15) To all the effects of the present contract, including the notification of acts and for the purposes of the competence to judge, the lessee elects domicile in the premises rented and whereas she lives there no more, to

the Secretariat of the municipality where the leased real estate building is located.

16) It is not possible to modify the terms of the present contract and it could not be proved, without a written act. The parties explicitly authorize the treatment of their personal data to the limited extent to the execution of the obligations provided for by the present contract according to UE 679 2016 regulation (i.e. “Privacy Code”).

17) Although it is not provided for under this agreement the parties shall make express reference to the regulations of the Civil Code, to the law of 27th July 1978, no. 392, to the law of 9th December 1998, no. 431 and in any event to the rules in force and to local practice.

18) It is duty of the lessor to carry out the registration of this agreement, with the commitment to support all necessary expenses, without any burden on the lessee.

Read, confirmed and signed

Milan,

The lessor

The lessee

.....

.....