

## TERMS AND CONDITIONS OF LEASE

### Utilities and Maintenance

#### 1. UTILITIES

Guests acknowledge and agree that Emerald Seas (also the "Property"), the owners of the Property, agents and staff shall not be held responsible for any accident happening, injury or loss suffered by any guest or invitee while swimming at the beach, while using the pools, Jacuzzis, gym, tennis court and sports equipment or while using any beach or marine recreational equipment whether manual or power operated. Use of life jackets are mandatory.

Guests acknowledge that any equipment not belonging to Emerald Seas must be brought into the Property only by Emerald Seas' management prior permission. In any case, Emerald Seas declines any responsibility for any accident, happening, injury or loss suffered by any guest or invitee while using equipment rented from another source.

Guests and their invitees are instructed not to use any equipment, which they are not experienced to operate.

Guests and invitees are reminded that children must not to be left unattended at any time and at any location and no one is allowed to step or walk on the wall surrounding Emerald Seas. The owner shall have no responsibility in the event of any accident or injury.

Guests or invitees will also hold harmless the owners of Emerald Seas, agents and staff from any injuries that may occur whilst on property.

#### 2. MAINTENANCE AND ENJOYMENT

Guests will maintain the Property in clean and sanitary condition, inside and outside.

Guests will promptly notify to Emerald Seas' management any problem, malfunction or damages caused to the Property, appliances, and landscaping. If the problem was caused by Guests, or their guests or invitees, and not reasonable wear and tear on the Property, Guests shall be requested to bear the costs of repair.

Guests are not permitted to make modification of the Property of any kind.

Guests will be respectful of the neighbors and community where the Property is located and not create nuisances or excessive noise, nor will any illegal conduct be carried out on the premises.

#### 3. APPLICABLE LAW

These Terms and Conditions will be interpreted and governed by the laws of the State of [New York] and the venue of any dispute over these Terms and Conditions will be in the State of [New York].

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With the booking of the Property, Guests acknowledge and accept the above terms and conditions, and this acknowledgment constitutes acceptance thereof.

For acceptance

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Full Name Signed and Dated

Guest/s representing entire party staying at Emerald Seas