

EXCLUSIVE RENTAL & GROUP ACCOMMODATIONS CONTRACT

This contract is a formal agreement between:

Renter(s):

Name

Address

Herein referred to as the "client," "organizer," "renter", etc., and

Venue Manager(s):

Jamie Patterson

Managing Director

Volt and Amaranth, managing

The Palace at Osowa Sien

Osowa Sien 41

Wschowa, Poland 67-400

Herein referred to as the "castle," "palace," "venue," "property," etc.

Terms of Use:

This outlines the conditions/expectations for the exclusive rental of The Palace at Osowa Sien.

This Agreement shall be governed by and construed in accordance with the laws of the Republic of Poland. Any disputes arising out of or in connection with this Agreement shall be subject to the exclusive jurisdiction of the competent courts in Leszno, Poland.

Exclusive Use and Dates:

Renter(s) will have exclusive use of the palace and its grounds from your dates (# of nights) at the flat rental rate of X XXX €. Dogs are accommodated in addition to this at a rate of 17,50€ /pet/night.

Accommodation Terms, Arrival & Check-in, Checkout & Departure:

Your rental grants exclusive access to the castle and its grounds, accommodating up to 42 guests based on the chosen sleeping configuration. For meal services, we can host a maximum of 44 guests, excluding toddlers and any vendors or personnel not requiring seating in the designated dining areas.

Any and all services, activities, etc., are charged separately and in addition to the rental fee.

Arrival & Check-in: Guests are welcome to arrive at the castle and its grounds from 15:00 on the day of arrival. Please note that the gates will open at this time, not before.

Check-out & Departure: Guests are kindly requested to check out from their suites by 11:00 and vacate the castle and its grounds by 12:00 on the day of departure.

Early Check-ins/Late Departures: To ensure the best experience for all our guests, we are unable to accommodate early check-ins or late departures. Failure to depart by 12:00 on departure day will result in a 100 Eur deduction from the damage deposit for every additional 30 minutes.

In addition to the exclusive rental; some services are to be provided. All services are itemized in the excel document titled "Summary of Costs – XXX". In sum, these are:

Catering:

Summary of any opted-for catering services to be entered here

Value of Catering Services (above): ----,00 €

Additional Services:

Summary of any opted-for additional services to be entered here

Value of Additional Services: (above): ----,00 €

Services can be altered, amended, and / or added to when mutually agreed by the Renter(s) and the Venue up until (3 months pre-arrival). The Renter will pay the costs of any added services, which are distinct from and in addition to the rental fees. A deposit of 35% is required to secure these additional services, and an addendum to this contract will be provided to reflect these changes.

The Venue is not responsible for collecting any payments from individual guests, for either the rental or additional services costs.

Contract Value & Summary:

€ XXXXX,00 Exclusive Rental & Accommodations

€ XXXXX,00 Catering

€ XXXXX,00 Additional Services

€ XXXXX,00 **Sub Total**

The total value for this Exclusive Rental & Group Accommodations Contract is € XX XXX,00

Deposit and Payment:

A non-refundable deposit of 35% (€ X XXX,XX) is required upon signing. **The balance is due 21 days before arrival, by XX.XX.XXXX** Payments can be made via bank transfer in EURO or PLN to the following account:

Account: XXXXXXXXXXXXXXXXXXXXXXXXXX / IBAN: XXXXXXXXXXXXXXXXXXXXXXXXXX ?

Usage and Restrictions:

The castle is available for private group accommodations. Smoking and illicit substances are strictly prohibited inside. Smoking is allowed on the terrace, where ashtrays are provided. Illicit substances are prohibited entirely. Responsible alcohol consumption is required. Misbehavior due to excessive alcohol consumption will not be tolerated. Violation of these rules may result in additional charges or eviction from the property.

Responsibility and Accountability:

The Renter(s) are responsible for their guests and for maintaining the property's condition for the rental period. To dissuade smoking indoors, which leaves residue and hard-to-remove odors, a fee of 500€ will be deducted per instance from the damage deposit or billed additionally.

Damages or excessive messes beyond regular cleaning will result in deductions from the damage deposit or additional charges as well. Regular cleaning tasks include changing bed sheets, dusting, vacuuming, mopping, disinfecting, and polishing, for which the venue does not impose a cleaning fee. Excessive messes, such as large or numerous spills, numerous stains on furniture or carpets, broken items, or trash not disposed of properly, however; are not expected and will result in deductions from the damage deposit or additional charges at 50 € per issue.

Forbidden Activities:

Activities such as using fireworks, external candles, painting or using permanent markers on wooden furniture, moving castle art/furniture, bringing farm animals indoors, and using tape on

walls are prohibited. Each instance of tape use will result in a 50€ charge. **Starting fires, other than in designated fireplaces or fire pits is also forbidden.**

Liability and Damage Deposit:

The castle is not responsible for injuries or accidents. Renters are encouraged to procure event insurance from their preferred financial institute.

A 1 000€ refundable damage deposit is required and must be paid alongside the final payment for the venue and services. This deposit will be returned within 48 hours post-event, provided there are no damages or excessive cleaning required. In the event of damages, the cost of repairs or cleaning will be deducted from the deposit, and the balance, if any, will be returned to the renter. Documentation of damages and associated costs will be provided to the renter.

Waste Management Guidelines:

For self-catered stays, Renter(s) and their guests are expected to adhere to our waste sorting guidelines and separate waste into the designated categories, which include plastics, glass, bio/organics, and paper. Daily waste bins, labeled for each waste type, are conveniently located in the pantry adjacent to the kitchen. They are expected to refrain from disposing of cigarettes indoors; a specific bin is provided on the terrace for this.

Waste is to be regularly emptied into the larger waste containers situated by the garage. Detailed instructions will be provided upon your arrival. Failure to adhere to these waste management guidelines will result in a 100€ fine.

For added convenience, guests have the option to avail of our maid services for an additional fee. This service includes garbage removal, cleaning of bonfires and fireplaces, and proper disposal of ashes, among other tasks.

Booking and Cancellation:

Booking requires a signed agreement and a paid non-refundable deposit for 35% of the contract's total value. Date changes or cancellations for valid reasons (death, family emergency, act of God, pandemic) can result in a voucher valid for 12 months. Should renters wish to monetarily insure their deposit against unforeseen cancellations, they are encouraged to procure insurance from their financial institution of choice, such as Allianz, Lloyd's of London, or other reputable insurers.

Agreement Acknowledgment:

Renter(s) must adhere to the contract's terms.

Renter Name (First and Last), Signature

Date

Renter Name (First and Last), Signature

Date



Jamie Patterson

Castle (Manager) Name (First and Last), Signature

XX/XX/202X