



VACATION LEASE AGREEMENT

Together

On one side,

D. FRANCISCO GABRIEL SANCHEZ PARODI, of legal age, with address for notification purposes in Sotavento street number 1 (Chiclana de la Frontera - Cádiz), and National Identity Document number 31250907 W, as representative of the company GABISANPA SERVICIOS SL, with CIF B-72361447 (hereinafter called "the manager").

From elsewhere,

Data specified in the attached email (hereinafter called "the renter").

Both parties recognize sufficient legal capacity for this act and freely,

Expose

I.- That the manager is the holder of the following tourist housing in perfect condition of use, in the conditions and with the furniture and services whose description and photographs they are displayed on the website: www.manuelaseavilla.net

NAME	ADDRESS	CITY	TOURIST LICENCE
Manuela Sea Villa	Sotavento 1	Chiclana de la F.	VFT/CA/10466
Lola Sea Villa	Sotavento 11	Chiclana de la F.	VFT/CA/10590
Andrea Sea Villa	Sotavento 13	Chiclana de la F.	VFT/CA/14587
Maria del Mar Sea Villa	Sotavento 15	Chiclana de la F.	VFT/CA/14366
Alba Sea Villa	Brasilía 4	Chiclana de la F.	VFT/CA/17043
Carolina Beach House	Esturión 3	Chiclana de la F.	VFT/CA/18606
Elena Sea Villa	Arrecife 15 A	Chiclana de la F.	VUT/CA/20653
Fely Sea Villa	Iglesia 7	Chiclana de la F.	VUT/CA/26002
Villa Aytana	Estribor 25	Chiclana de la F.	VFT/CA/15263

The houses are clean, in perfect condition of use, conservation and habitability and the supplies and services that it has are in operation.

II.- Both parties have agreed to arrange the seasonal lease of the dwelling described above, for which they establish this contract, which shall be governed by the provisions of the following,

Clauses

First - Object

The manager assigns a seasonal lease with the duration that will be indicated to the renter, who accepts, the described house.

Second - Rent and deposit

Data specified in the attached email.



2.2. At the time of entry into the house, the manager may place a hold on the tenant's credit card for €500 as security deposit. The deposit will be released at the end of the contract, once the house has been reviewed according to the "Housing Inventory" document, which will be provided before the date of entry. Any cost of extraordinary cleaning, repair or purchase of necessary elements if after the contract is finished, the house will not remain as it was delivered will be deducted from the deposit.

Third - Duration

This contract is valid for the dates indicated in the attached email.

The check-in time will be from 17.00 PM, on the day of the entry date, and the check-out time before 11.00 am, on the day of the departure date, the renter must deliver the keys beforehand.

The renter must leave the house in the state in which it was found, leaving it free of effects and furnishings and the services available to it remaining in perfect condition, without any extension of the same unless there is a written agreement between the parties.

Fourth - Obligations of the parties

4.1. The renter is obliged to keep the home in perfect condition during the period of duration freely agreed between both parties. The house will be occupied by the maximum number of people indicated at the time of booking. All persons must have previously made the corresponding check-in upon arrival.

4.2. The renter may not carry out disturbing, unhealthy, harmful, dangerous or illegal activities in the home. Nor may it store flammable, explosive, unsanitary or corrosive materials that may be detrimental to the health of the neighborhood and / or develop in the same commercial or industrial activity. At 12 PM, you must keep silence, in order to not disturb the neighborhood. Minors may not be in the house or in the pool without the supervision of an adult.

4.3. The renter will be directly and exclusively responsible and exempts the property from all responsibility for:

Damages that may be caused to people or things and are derived from misuse by the renter of facilities for services and supplies of the rented seasonal house.

Damages, deterioration or losses that occur in the same, whether caused by the renter or by the people who live in the home.

Accidents that occur inside the property.

4.4. The renter may not carry out works, or introduce any modification without written permission of the Manager. Making holes in the walls is not allowed in any case.

4.5. The Manager will keep the supplies of water and electricity, gas, etc., up-to-date with payment and in full operation during the lease, as well as the corresponding insurance and licenses.

Fifth - Penalty clause

Failure to comply with the obligation to leave the home within the agreed period will oblige the renter to pay, as a penalty clause, the sum corresponding to three times the daily rent, payable for weeks overdue until the house is



made available, without prejudice to the costs, expenses and other compensations that were in his charge, including the minutes of the lawyer and attorney, even if their intervention was not mandatory.

Sixth - Personal Data Protection and Commercial Communications

In accordance with the provisions of Regulation (EU) 2016/679 of the European Parliament and of the Council (GDPR) and Organic Law 3/2018 on the Protection of Personal Data and the Guarantee of Digital Rights, the Tenant is informed that the personal data provided within the framework of this contract will be processed by GABISANPA SERVICIOS S.L. for the purpose of managing the contractual relationship, complying with legal obligations, and, where appropriate, sending commercial communications about future promotions, services, or offers related to the accommodations managed by the entity.

The data will be retained for the duration of the contractual relationship and subsequently for the periods required by applicable regulations. The data will not be transferred to third parties except under legal obligation.

The data subject may exercise their rights of access, rectification, erasure, restriction of processing, objection, and portability at any time by writing to Sotavento 19, 11139 Chiclana de la Frontera (Cádiz) or by emailing direccion@seavillas.es, attaching a copy of their ID or equivalent document.

By signing this contract, the Lessee expressly consents to the processing of their data for the stated purposes, including the sending of commercial information about new services or promotions from our brands.

Seventh - Jurisdiction

For any dispute that may arise from this contract, the integral parties submit to the jurisdiction and competence of the courts and tribunals of Chiclana de la Frontera (Cádiz), expressly waiving their own jurisdiction.

Both parties ratify this contract and sign in duplicate, for a single purpose, in the place and on the date indicated in the heading.

Manager,

Signature

The renter,

Signature



APPENDIX I – RESERVATION TERMS AND CONDITIONS

1. The booking will be confirmed once the customer pays an advance deposit of 25% of the total amount. If the customer cancels the booking within the minimum notice period required for the check-in date (see the schedule in clause 3), the deposit and any amounts already paid will be refunded (less any fees, if applicable).

2. The remaining balance of the booking must be paid, at the latest, within the notice period corresponding to the check-in date (see clause 3). If payment is not made within this deadline, the booking will be considered cancelled, and no amounts already paid will be refunded.

3. The minimum notice period required to cancel without penalty, and to pay the remaining balance, varies depending on the check-in date:

- From October 1 to May 31: 14 days' notice.
- June and September (1st to 30th of each month): 30 days' notice.
- July and August (July 1 to August 31): 60 days' notice.

Cancellations made outside these deadlines (i.e., within the minimum notice period indicated for the corresponding check-in date) will incur a penalty of 100% of the total booking amount. We recommend taking out cancellation insurance to cover any related expenses. 4. The manager will block an amount of 500 euros as a security deposit on the client's credit card on the check-in day. This amount will be released on the check-out day, once the property's condition has been verified.

5. Additional services must be requested at least 48 hours before the check-in date and will be subject to a cancellation policy. Prices for these services will include an additional 10% VAT charge.

6. Accepted payment methods: Bank transfer. Credit or debit cards. PayPal (associated commissions will be covered by the client).

7. Schedule: Check-in: from 5:00 p.m. Check-out: before 11:00 a.m. These schedules are flexible if the property is not occupied before or after the stay.

8. The maximum number of guests included in the reservation is four (six at Elena Sea Villa and Carolina Beach House). An additional daily fee will be charged for each extra guest. The stay of more guests than those specified in the reservation will not be permitted.

9. The price includes:

- Towel changes and cleaning during the stay (except the day after arrival, the day before departure, Sundays, and holidays).
- Bed linen changes every four days.

Cleaning days must be arranged before the check-in date. Beach/pool towels will be provided with a deposit per unit, which will be refunded on the check-out day.



10. Pets are allowed with an additional charge for extra cleaning.
11. Clients must send a copy of their valid ID or passport when completing the check-in process.



APPENDIX II: HOUSE RULES

- 1. Guests are required to close all windows and doors when leaving the property and to activate the anti-intrusion alarm system.**
- 2. Air conditioning units must be turned off when leaving the property. These units are highly efficient and can cool or heat the rooms in just a few minutes after being turned on.**
- 3. Guests must take care of the property and return it in perfect condition. Otherwise, repair or cleaning costs will be deducted from the security deposit.**
- 4. Any damage to the property must be reported immediately.**
- 5. Special care must be taken with glass surfaces, such as dining and living room tables, to avoid scratches from kitchen utensils or other objects.**
- 6. Smoking inside the property is strictly prohibited. Non-compliance with this rule may result in the full retention of the security deposit for deep cleaning.**
- 7. The pool will be operational without heating from Easter to the end of October. Outside this period, pool heating will be available at an additional daily cost.**
- 8. The use of the pool is the sole responsibility of the guests. If staying with children, ensure the pool gate is kept closed at all times. Dogs or other pets are not allowed to bathe in the pool.**
- 9. The contract will be terminated in cases of disturbance to neighbors, exceeding the maximum allowed number of occupants, or causing damage to the property or its inventory.**
- 10. Bachelor/bachelorette parties or similar events that may disturb neighbors are strictly prohibited.**
- 11. After using the barbecue, guests must clean it using the provided brush and degreasing product and disconnect the gas cylinder.**
- 12. Losing the keys or the garage remote control will result in an additional charge.**
- 13. Guests must notify the property manager of their departure time to coordinate the check-out process. If leaving the property earlier than scheduled, keys must be left in the designated mailbox.**
- 14. Moving furniture is prohibited, including transferring items between the main floor and the basement or placing mattresses on the floor under any circumstances.**