

LEASE AGREEMENT

From **SCI Global, PO BOX146, Trident Chambers, Tortola, BVI**
(hereinafter referred to as the owner "Owner") , herewith

GRANTS A LEASE

**The signer of this contract for the owner party is mr Arman
Rashidniya the rental manager of the house with NIE
Y7393755M**

To : Tuzeta LLC

Address: 2105 Vista Oeste Nw Ste E, 1383, Albuquerque, New Mexico 87120 Us

reg number: 6340172

**The administrator of company and the contract signer is Mr Pablo Salvador
Ramis Segura with DNI 05307016L**

who here with agrees to rent a real estate property known as (hereinafter
referred to as the "Tenant"), under the terms and conditions as set forth
below:

The Tenant takes note of the following:

The Property is situated at 38,89937°N, 1, 35840°E

The Property is composed of

9 bedrooms

10 bathrooms

2 pools

on a lease only basis for a **temporary** arrangement from **20 September 2024
at 16:00h to 29 september 2024 at 11h.**

The rent is at the agreed amount of **18000€** to be paid upon signing the present lease agreement as follows:

first payment **9000€** at contract signature in transfer on the following account:

PD Business account

Barclays Bank

Sort code 20-37-21

90269786

Swift BUKBGB22

Iban GB10 BUKB 2037 2190 2697 86

Address 1 Churchill Place London E14 5HP

Second Payment **9000€** on arrival in cash

Consignment of the Property will occur only when full amount due is paid and received.

The Owner will provide the tenant with an inventory and will receive at the same time a **security deposit of 5000€** (hereinafter referred to as the Deposit) to the account above.

The Deposit will be released back to the Tenant at the end of the period of the lease, provided that there is no damage to the Property. In the case that

there is any damage and such damage exceeds the Deposit, the Tenant will pay the difference. The responsibility is not limited to the size of the

security deposit.

The Tenant must notify the Owner of any possible defects or problems of the Property as soon as they arise.

The Property is rented for holiday use only. The Tenant shall not be allowed to organise events and parties at the Property for more than 30 (thirty) guests without prior permission by the Owner. Violation of this will be seen as breach of contract and can lead to forfeiture of security deposit and immediate departure from the rental Property without compensation.

The Property will be consigned to the Tenant on the 20/09/2024 at 16.00h, it can be occupied by a maximum of 18 persons. The Owner has to be informed and has to agree if there are more people staying at the Property and if the Tenant wishes to bring any animals.

Not informing the Owner will imply the rescission of this agreement and the obligation for the Tenant to pay the entire rental value.

Should the Tenant vacate prior to terminating the lease under the terms of this rental, the Owner will not refund any money.

In addition to the above, the agreed amount of the rent as mentioned in clause 3 of this agreement will also include the following facilities:

The Owner resumes no responsibility for injuries or death to persons renting and / or guests on the rental Property.

Children are to be supervised at all times, especially around the swimming pool.

The Owner shall not be responsible for any loss, breach or delay beyond us reasonable control, including though, but not limited to, act of God, explosion, flood, tempest, fire or accident, war or threat of war, civil disturbance, acts, restrictions, regulations, by-laws, or measures of any kind on the part of governmental or local authority, strikes, lockouts, or other industrial actions or disputes or adverse weather conditions. In any such case we shall be entitled to treat the contract as discharged. In the event of such a discharge our liability shall be limited to the return of the sums paid to us in respect of

the unused portion of the rental calculated on a pro rata daily basis. The Owner shall not be responsible for any loss, breach or delay caused by breakdown of mechanical equipment, such as pumps, boilers, swimming pool filtration systems etc. nor for failure of public utilities such as water, electricity, internet connection, gas or any water wells feeding the rental property. However, the Owner will of course use all reasonable endeavours to correct or repair any breakdown or failures as soon as possible. The Owner is not responsible for noise and disturbance originating beyond the boundaries of the rental Property or anything which is beyond his control.

If, after the booking is confirmed, the Tenant wishes to amend the booking the Owner will try to accommodate these changes, but it may not always be possible. If the Tenant cancels the booking the Owner will use all reasonable endeavours to allocate the Property to another booking with the same rental period. However, it may only be possible to allocate the Property to another booking for part of the rental period. If the Owner is unable to allocate the Property to another booking, the Tenant will be liable for the total rental price. We recommend that the Tenant take out a private travel insurance to cover such event. On the other hand, if the Owner due to an act of God (fire, flood, etc) or sale of the Property is forced to cancel the booking the Owner is liable to return the full rental payment already paid to the Tenant. The Owner is also obliged to make all efforts to offer the Tenant a similar rental.

The Owner advises the tenant to purchase some form of travel insurance to protect them and their valuables. The Owner assumes no responsibility for the Tenants health and their valuables.

The Property must not be used for any promotional/ business use without previous consent from the Owner.

The Tenant declares to know and to accept all condominium regulations.

The court of justice of competent jurisdiction in case of any possible disputes will be the courts of Ibiza, Balearic Islands, Spain.

The present lease agreement is made of **23 august 2024.**

Owner

Tenant