

NARAWANGSA VILLAS SHORT-TERM RENTAL AGREEMENT

Version A2

THIS SHORT-TERM RENTAL AGREEMENT (the "Lease") dated this {{date_now}} is entered into

BETWEEN:

PT FIN ENGINE INDONESIA

Domisciled at Jl. Tengah Gg. Narawangsa 1, Kerobokan Kelod, Bali 80361 with NIB:
2911210005053 (the "Lessor")

- AND-

{{Guest_Name}}

(collectively and individually the "Guest")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Lessor leasing certain premises located at Jl. Tengah Gg. Narawangsa {{listing_nickname}}, Kerobokan Kelod, Bali 80361 to the Guest and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Lessor agrees to rent to the Guest the property, municipally described as Jl. Tengah Gg. Narawangsa {{listing_nickname}}, Kerobokan Kelod, Bali 80361 (the "Property"), for use as short-term, non-primary, residential premises only.
2. Neither the Property nor any part of the Property will be used at any time during the term of this Lease by the Guest as permanent housing, or for the purpose of carrying on any business, profession, or trade of any kind.
3. Any children staying with the Guest will be supervised as appropriate and will not cause excessive noise or disturb any neighbours or other guests staying at the Property.

Maximum Guests

4. The Guest agrees that they will have no more than 8 people staying overnight in the Property without the prior written consent of the Lessor.

Visitors

5. In no case will the Guest have more visitors than are permitted by the applicable fire code (in this case {{listing_max_occupancy}} people), and in no case shall the Guest permit visitors to stay overnight except with the prior written consent of the Lessor. Should the Lessor consider that any visitors are causing a disturbance or are otherwise not in compliance with this Lease, the Lessor may ask the Guest to remove the visitors or the Lessor may terminate this Lease as set out in the Termination for Breach clause, at the Lessor's option.

Term

6. The term of the Lease commences at 2:00 PM (the "Check-In Time") on {{rental_start_date}}, and ends at 11:00 AM (the "Check-Out Time") on {{rental_end_date}} (the "Term").

7. Guest will be permitted to check out after the stated Check-Out Time in accordance with the following rules: as available.
8. Under no circumstances will the Guest be permitted to stay for any additional nights at the Property, unless otherwise arranged with the Lessor or allowed in this Lease contract.

Property Rules and Amenities

9. No pets or animals are allowed to be kept in or about the Property, with the exception of service animals unless previously approved by the Lessor. If the Guest is found to have unauthorized pets on the Property, the Lessor may either require the Guest to remove the pets from the Property or immediately terminate the Lease, without reimbursement to the Guest, as set out in the Termination for Breach clause of this Lease. If the Guest fails to remove the unauthorized pets from the Property after requested to do so by the Lessor, the Lessor may immediately terminate the Lease, without reimbursement to the Guest, as set out in the Termination for Breach clause in this Lease.
10. Under no circumstances will more than 16 people be permitted in the Property at one time, which is the maximum occupancy of the Property, in compliance with the fire code applicable to the Property.
11. Subject to the provisions of this Lease, the Guest is entitled to the use of parking on or about the Property as follows: covered parking 2 cars and up to 5 motorbikes.
12. Internet will be provided at the Property for the Guest during the Term of the Lease. Notwithstanding, access to the internet is provided as a convenience to the Guest, and such access is not integral to this Lease. No refund or discount will be given in case of the internet not functioning.
13. The Guest will not smoke anywhere in the interior of the Property nor permit any visitors to smoke in the interior of the Property.
14. The Guest will not vape anywhere in interior of the Property nor permit any visitors to vape in the interior of the Property.
15. The Lessor agrees to supply and the Guest agrees to use and maintain in reasonable condition, normal wear and tear excepted, all furnishings and amenities in the Property.

Rent

16. Subject to the provisions of this Lease, the rent for the Property is `{{total_price}}` per day (the "Rent").
17. The Guest will pay the entire Rent amount upon booking.
18. The Guest will settle the Rent prior to the rental period to the Lessor via Stripe at: `{{stripe_payment_link}}` or via email at: reservations@narawangsavillas.com as applicable, or at such other place as the Lessor may later designate, by bank transfer from a bank or other financial institution.
19. Any late fees incurred by the Guest will be collected by the Lessor through any legal means available.

Termination for Breach

20. The Lessor may terminate the Lease immediately and without notice if the Guest violates or breaches any term of this Lease. Upon the Guest's breach, the Lessor may require the Guest to vacate the Property, which the Guest must do immediately upon

request. No rental costs will be reimbursed, and the Guest will be responsible for the payment of the entire Term of the Lease as stated in this Lease agreement.

Early Termination of Lease by Guest

21. The Guest may not terminate this Lease prior to the stated Check-Out Time. If the Guest leaves the Property prior to the Check-Out Time, the Guest is still responsible for the payment of the entire Term of the Lease as stated in this Lease agreement.

Early Termination of Lease by Lessor

22. The Lessor may terminate this Lease without cause or reason before the stated Check-Out Time by giving the Guest the greater of 14 days' written notice and the minimum required by the Act.

Lessor Access

23. The Lessor may enter the Property at any time in the case of an emergency to protect the Property. In cases of non-emergency, the Lessor may enter the Property upon reasonable notice to the Guest, at a reasonable time, and in compliance with the Act, in order to complete repairs, maintenance or improvements, or to inspect the Property. The Guest shall not unreasonably withhold consent for the Lessor to enter the Property for the stated purposes. The Lessor shall not abuse the rights of access, harass the Guest, or otherwise infringe on the Guest's right to quiet enjoyment of the Property during the Term.

Quiet Enjoyment

24. The Lessor covenants that on paying the Rent and performing the covenants contained in this Lease, the Guest will peacefully and quietly have, hold, and enjoy the Property for the agreed Term of the Lease, subject to any early termination as provided in this Lease.

Inspections

25. The Parties will complete, sign and date an inspection report at the beginning and at the end of the Term of this Lease.

Guest Improvements

26. The Guest may not make any improvements, alterations or constructions to the Property. Improvements, alterations and constructions include but are not limited to the following:

- a. applying adhesive materials, or inserting nails or hooks in walls or ceilings;
- b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
- c. removing or adding walls, or performing any structural alterations;
- d. installing a waterbed(s);
- e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
- f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
- g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

Utilities and Maintenance

27. All utilities and maintenance in relation to the Property are included in the Rent and will be paid by the Lessor, except as otherwise provided in this Lease.
28. Notwithstanding any other term in this contract, the Guest will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the Term of the Lease.
29. The Guest will leave the Property at the end of the Term in the same condition it was found at the beginning of the Term. If the Guest leaves the Property in a state that requires additional maintenance and repair, the Guest agrees to pay for the costs of returning the Property to the condition it was found prior to the Guest's stay.
30. Any major maintenance or repair of the Property which is not due to the Guest's misuse, waste, or neglect or that of the Guest's employee, family, agent, or visitor, will be the responsibility of the Lessor, and at the cost of the Lessor.

Cleaning Fees

31. The Guest will not be charged an additional fee for cleaning. Any reasonable costs related to the regular cleaning of the property will be included in the Rent. These regular costs do not include any excessive cleaning costs.
32. If the Property requires excessive cleaning, that is, above and beyond the regular cleaning generally required in order to return the Property to the state it was in prior to the Guest's stay, due to any cause, such as from a party or large gathering, the Guest shall be charged for such excessive cleaning at a reasonable rate, which may be recovered from the Guest by any legal means.

Rental Rules

33. The Guest agrees that they will not use the Property to host any parties, large gatherings or events that will disturb other tenants or neighbours of the Property; or that will violate the maximum occupancy limits as stated in this Lease. Should the Lessor reasonably determine that the Guest has violated this clause by hosting a party, large gathering or event, the Lessor may terminate the Lease as set out in the Termination for Breach clause of this Lease.

Additional Fees

34. If any additional fees are charged during the course of the Lease, or any amounts remain unpaid after the Term of the Lease, the outstanding amount must be paid to the Lessor within prior to check-out, in the method and at the location required by the Lessor.

Cancellation

35. If the Lessor cancels the booking anytime before the Check-In Time, for any reason and through no fault of the Guest, the Guest will receive a full refund of all amounts paid, and the Guest will release the Lessor from any claims against the Lessor.

Insurance

36. The Guest is hereby advised and understands that the personal property of the Guest is not insured by the Lessor for either damage or loss, and the Lessor assumes no liability for any such loss.

Lessor Liability

37. The Guest agrees to indemnify and hold harmless the Lessor, and the owner of the Property where different from the Lessor, for any and all claims of property damage and personal injury to the Guest or their visitors from any cause arising from the use of the Property.
38. The Guest is responsible for any person or persons who are upon or occupying the Property or any other part of the Lessor's premises at the request of the Guest, either express or implied, whether for the purposes of visiting the Guest, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Guest is responsible for all members of the Guest's family, visitors, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.

Attorney Fees

39. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

40. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Maine (the "Act").

Severability

41. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
42. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

43. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

44. The Guest will not assign this Lease, nor sublet or grant any concession or license to use the Property or any part of the Property without the prior written consent of the Lessor. A consent by the Lessor to one assignment, subletting, concession or license, will not be deemed to be a consent to any subsequent assignment, subletting, concession or license. Any assignment, subletting, concession or license, without the prior written consent of the Lessor, or an assignment or subletting by operation of law, will be void and will, at the Lessor's option, terminate this Lease.

Damage to Property

45. The Lessor will provide and keep the Property in a habitable and safe condition during the Term of the Lease. If the Property should be damaged other than by the Guest's negligence or willful act or that of the Guest's employee, family, agent, or visitor and the Lessor decides not to rebuild or repair the Property, the Lessor may end this Lease by giving appropriate notice.

Care and Use of Property

46. The Guest will promptly notify the Lessor of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Lessor.
47. The Guest will not engage in any illegal trade or activity on or about the Property.
48. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
49. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Guest will promptly notify the Lessor in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Guest. The Lessor will promptly respond to any such written notices from the Guest.
50. At the expiration of the Term of this Lease, the Guest will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

Prohibited Activities and Materials

51. The Guest will not keep or have on the Property any article or thing of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.
52. The Guest will not perform any activity on the Property or have on the property any article or thing that the Lessor's insurance company considers increases any insured risk such that the insurance company denies coverage or increases the insurance premium.
53. The Guest is prohibited from:
 - a. the storage of expensive articles on the Property if it creates an increased security risk; and
 - b. the growing of, or storage of, medical marijuana on the Property.
54. The Guest will not perform any activity on the Property that the Lessor feels significantly increases the use of electricity, heat, water, sewer or other utilities on the Property.

Rules and Regulations

55. The Guest will obey all rules and regulations of the Lessor, and any applicable condominium or homeowners' association rules and regulations, regarding the Property.

Mediation

56. If any dispute relating to this Lease between the Parties is not resolved through informal discussion within 14 days from the date a dispute arises, the Parties agree to submit the issue before a mediator. The decision of the mediator will not be binding on the Parties. Any mediator must be a neutral party acceptable to both Parties. The cost of any mediations will be paid by the Guest.

Parties' Contact Information

57. For any matter relating to this Lease, the Guest may be contacted at the phone number and email below:

- a. Phone: {{guest_phone}}
- b. Email: {{guest_email}}

The Guest's address for notice is: {{guest_address}}

58. For any matter relating to this Lease, the Lessor may be contacted at the phone number and email below:

- a. Phone: +628113892101
- b. Email address: reservations@narawangsavillas.com

The Lessor's address for notice is: Jl. Tengah Gg. Narawangsa 1, Kerobokan Kelod, Bali 80361

59. A notice given in respect to this Lease will be deemed delivered when hand-delivered to the Party or the Party's agent or, if mailed, when mailed by certified mail, postage prepaid, to the Party's address as stated in this Lease or later agreed upon, on the date shown on the postmark of the envelope in which such notice is mailed.

General Provisions

- 60. All monetary amounts stated or referred to in this Lease are based in the United States dollar.
- 61. Any waiver by the Lessor of any failure by the Guest to perform or observe the provisions of this Lease will not operate as a waiver of the Lessor's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Lessor's rights in respect of any subsequent default or breach.
- 62. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
- 63. All sums payable by the Guest to the Lessor pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Lessor as rental arrears.
- 64. Where there is more than one Guest executing this Lease, all Guests are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- 65. The Guest will not tamper with locks, security systems, fire alarms, smoke detectors, carbon monoxide detectors, and the like. If any issues with the above occur, the Guest is to immediately contact the Lessor.
- 66. Any items left behind belonging to the Guest will be held by the Lessor for a period of 30 days, after which the Lessor may dispose of the items, without incurring any liability for such disposal. The Lessor will make all reasonable efforts to contact the Guest regarding the items as soon as the items are found by the Lessor. The Guest will be responsible for any costs arising from the disposal, holding and return of the items.
- 67. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- 68. This Lease and the Guest's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
- 69. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.

70. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.
71. Time is of the essence in this Lease.

IN WITNESS WHEREOF {{guest_name}} (the Guest) and PT FIN ENGINE INDONESIA (the Lessor) have duly affixed their signatures on this {{date_now}}.

Primary guest: {{guest_name}}

Additional Guest: {{additional_guest_name}}

Lessor: PT FIN ENGINE INDONESIA

per: Alexander Knecht

The Guest acknowledges receiving a duplicate copy of this Lease signed by the Guest and the Lessor on this {{contract_day}} day of {{contract_month}}, {{contract_year}}.

Primary guest: {{guest_name}}

Additional Guest: {{additional_guest_name}}