

GUEST AGREEMENT

TITLE I – Preliminary provisions

1. Property and Subject - 1. The camping site "PuntaAla Camping Resort" is the property of the company Campeggio PuntAla S.r.l., with office in Castiglione della Pescaia, district of Punta Ala, VAT number and Tax Code 01233070539, hereinafter referred to as "Campeggio PuntAla".

2. Campeggio PuntAla supplies its clients with the camping service as defined in art. 29 of Regional Law of Tuscany no. 42 dated 23 March 2000 implemented with articles. 21-34 of Decree of the President of the Republic D.P.R.G. no. 18/r dated 23 April 2001.

TITLE II - Procedures

CHAPTER I – Supply of the service

SECTION I – Subjects entitled to the services

2. Admission - 1. The camping service is supplied exclusively for family nuclei consisting of a minimum of 2 and a maximum of 6 family members.

2. The service is excluded for groups, irrespective of how they are formed.

3. A special area is reserved inside the incoming structure for people under the age of 25 who are not guests or members of family nuclei.

3. Guests - 1. Clients are permitted to receive guests inside the incoming structure.

2. Access to guests is only permitted during the opening hours of the Reception Office and after payment of the tariff owed.

3. Minors are not admitted unless accompanied by adults who shall be responsible for supervising their behaviour throughout the entire period of stay in the incoming structure, and who shall be liable for all legal purposes before Campeggio PuntAla and before third parties.

SECTION II – Bookings and length of stay

4. Booking restrictions - 1. The booking of periods of stay, with the exception of certain special offers available on-line, is not permitted for periods of less than 7 nights. 2. The periods of stay begin on: Fridays, Saturdays or Sundays for the rental accommodation, according to the type; and Saturdays for the pitches in category A/B and for the tent pitches.

5 Cost of booking - 1. The cost of booking is Euro 42.00, non-refundable and includes the travel insurance

6. Deposits for periods of stay in the "Village" - 1. Within one week after the request for a booking, a deposit must be made equal to 50% of the cost of the period of stay (including the overnight stays). 2. The balance owed must be paid at least 20 days prior to the beginning of the period of stay. 3. In the event of the request for a booking being made within 20 days before the beginning of the period of stay, the entire amount owed must be paid on receiving confirmation of the booking.

7. Deposits for periods of stay in the "Camping Site" - 1. Within one week after the request for a booking, a deposit must be made equal to 50% of the cost of the pitch. 2. The balance owed must be paid at least 20 days prior to the beginning of the period of stay. 3. In the event of the request for a booking being made within 20 days before the beginning of the period of stay, the entire amount must be paid on receiving confirmation of the booking.

8. Right to withdraw - 1. The client may cancel the booking at all times, by informing Campeggio PuntAla in writing. 2. The cancellation shall entitle Campeggio PuntAla to withhold part of the deposit paid in the following proportions: a) 50% of the deposit paid if the cancellation is made between the date of booking and the 30th day before the beginning of the period of stay; b) 80% of the deposit paid if the cancellation is made between the date of booking and the 29th day and the 15th day before the beginning of the period of stay; c) 100% of the deposit paid if the cancellation is made after the last term specified in letter b) above.

9. Duration of the stay - 1. The booking is binding and at the beginning of the stay the client must pay the entire amount even in the event of foregoing part of the stay.

2. In the case of departing before the date specified, the rate applied for the remaining period shall be equal to the daily cost of two adults and one pitching space.

3. The overall period of stay cannot exceed 28 days. Any variations in the increase of the period of stay must be explicitly authorised by the Reception Office.

10. Transferral of the booking - 1. The booking is personal and cannot be transferred by the client to third parties for any purpose or reason whatsoever.

11. Exclusions - 1. Campeggio PuntAla does not stipulate seasonal agreements.

12. Variations - 1. By the first day of the month of March each year Campeggio PuntAla reserves the unquestionable right to update the prices of their services by 100% in accordance with the ISTAT (ISTAT (State Statistics Institute)) index for the families of workers and employees in reference to the previous year and/or the tax levy and/or any other economic factor that has a significant influence of the running costs.

2. Any bookings made before the date of said updating shall also be subject to the price adjustments of the services.

CHAPTER II - Check-in

13. Arrival and registration - 1. The receiving of clients and fulfilling of the registration formalities in the Reception Office is only permitted during the hours indicated at the entrance of the incoming structure.

14. Delays - 1. Clients are only permitted to delay their arrival to the day after the arrival date booked (by 12.00 midday), and only in the case of having previously informed the Reception Office of the same at least 6 hours in advance via the most suitable communications means.

2. In the case of delays and up until the arrival time, the client will be obliged to pay a daily rate equal to 2 adult supplements plus the fee for the pitch or bungalow.

15. Handing over of keys (clients of the "Village") - 1. The keys to the bungalows are handed over at 5 pm on the arrival day.

16. Assigning of pitching space ("Camping site" clients) - 1. Clients are obliged to occupy the pitching space indicated by the Reception Office, or to wait for the person in charge to take them to the pitching space allocated.

2. A specific area inside the incoming structure is reserved for stays lasting less than 7 nights.

3. Clients are only permitted to occupy pitching spaces differing from the one assigned to them after explicit written authorisation from the Reception Office, and after following a new registration procedure.

4. The pitching spaces are identified by means of specific numbering.

CHAPTER III - Check-out

17. Departure - 1. Clients must leave the incoming structure on the last day of the period of their stay, by the following times:

- by 12.00 midday, if travelling with a campervan, caravan or tent;
- by 10.00 am, if staying in a mobile home or bungalow.

18. Payment - 1. Payment of the cost owed for the stay, as well as any other accessory services for which immediate payment is not foreseen, is only permitted during the opening hours of the Payment Office.

2. Payment must be made by the last day of the period of stay, except in the case of payment in advance if requested by the Management at its own unquestionable judgement.

3. The client is obliged to exhibit fiscal documentation demonstrating payment made to the person in charge located at the exit gate of the structure.

19. Caution bond - 1. At the time of registering, clients staying in mobile homes or bungalows are required to pay a sum equal to Euro 150.00, (non-interest bearing) as a caution bond for covering any damage caused to objects during the stay, and which is refunded at the time of checking out.

2. Campeggio PuntAla reserves the right to claim for greater damages.

TITLE III – Regulations governing the behaviour of clients and their guests

CHAPTER I - Bans

20. Respect for the vegetation - 1. It is forbidden to alter in any way or by any means whatsoever, the flora existing inside the structure, as well as to attach hammocks or clotheslines to the vegetation.

2. In the case of ascertaining said violation, art. 23, clause 2 of this agreement shall be enforced without compromising the right to apply article 36, clause 2 and article 37, of the same.

21. Lighting of fires - 1. It is strictly forbidden to light open fires throughout the entire area of the incoming structure and relative appurtenances.

2. The more restrictive regulations of the competent authorities regarding the safeguarding and conservation of the heritage are all enforceable.

3. The use of specific cooking grills located inside the structure is only authorised on the days when the wind is “mild” and below force 3 on the Beaufort scale (wind speed between 5 and 8 m/s) and the methods of use affixed in each of these areas must be strictly complied with.

4. The use of gas stoves inside the pitching spaces is authorised at a distance of more than 1 metre from the surrounding vegetation.

5. It is strictly forbidden to light products that generate smoke inside the “protected area”, that is the area located between the beach and the pitching area.

22. Disposal of waste products - 1. It is forbidden to dispose of waste materials except in the special waste containers provided by the camping site staff in compliance with the regulations in force regarding differentiated waste collection. Please refer to the Guest Regulations for explanations about the disposal procedures.

2. It is strictly forbidden to dispose of wastewater of any type or provenance except in the relative user specifically indicated stations located inside the incoming structure (obligatory procedure for the drainage of caravan and campervan sewage) and/or except in the sanitary blocks.

23. Use of electrical cables and appliances - 1. It is strictly forbidden to clutter the pathways inside the incoming structure with cables and/or any other instruments for the derivation of electricity. It is also forbidden to run the same over the surrounding

vegetation.

2. The staff of the incoming structure is explicitly authorised to immediately disconnect any cables and/or other instruments that violate the previous clause without warning. The same authorisation is also enforced in the event of electricity connections that are not compliant with the regulations in force.

3. It is strictly forbidden to erect or use antennas, satellite plates, or any other devices aimed at receiving radio-television signals.

24. Use of sound diffusion devices - 1. It is strictly forbidden to use musical instruments or any other devices for sound diffusion 24 hours a day, such as, by way of example but not limited to the same, TVs, radios etc.

25. Respect for peace and quiet and behaviour regulations - 1. It is strictly forbidden to behave in such a way as to create a disturbance to the public peace and quiet inside the incoming structure and relative appurtenances, as well as on the beach in front of the camping site.

2. Within the timeframes indicated inside the incoming structure and illustrated in the Guest Regulations, it is forbidden to set up or take down camping equipment, speak in loud voices, use mechanical devices, or create noise that could disturb the peace and quiet that must be guaranteed during these periods. The use of the static playground is permitted at all times. The Management may at its own unquestionable judgement, allow waivers to these regulations for special entertainment activities.

3. It is strictly forbidden to go about nude or in "topless" inside the structure; it is also forbidden for children to be nude inside the shops, restaurant and bar.

26. Pets - 1. It is forbidden to introduce pets inside the structure.

27. Changes to the pitching space - 1. It is strictly forbidden to alter the pitching space assigned in any way whatsoever, unless said requirement is justified by particularly inclement weather conditions that create hazards for persons and/or objects; in this case clients are obliged to immediately restore the area to its original conditions at their own responsibility and expense once the inclement weather is over.

28. Playground - 1. It is forbidden for children over the age of 12 to use the static playground.

2. Access to the playground is only permitted to children accompanied by adults, who are responsible for the same for all legal purposes before Campeggio PuntAla and third parties.

CHAPTER II – Access and use of transport means inside the structure

29. Motor vehicles - 1. The use of motor vehicles is only permitted on arrival for camping equipment and luggage unloading operations, and for loading operations on departure.

2. No more than 2 hours may be employed for these operations except in the case of explicit written authorisation from the Reception Office.

30. Campervans - 1. Access of campervans to the incoming structure is only allowed if the vehicles are regularly homologated for overnight accommodation by the competent authorities. The staff of the Reception Office are entitled to ask to inspect such documentation.

2. The exiting of campervans from the incoming structure is only permitted before 12.45 pm and it is obligatory to return by 9.45 pm on the same day. It is strictly forbidden to circulate with mechanical vehicles inside the structure and the relative appurtenances between the hours of 1.00 pm and 4.00 pm, and 10.00 pm and 8.00 (or the hours indicated in the Guest Regulations).

31. Restrictions - 1. Access is not permitted to the incoming structure by motor vehicles

with any engine capacity, or any type of electrical driven vehicles.

32. Circulation - 1. A speed limit of 4 km/h has been established for circulation inside the incoming structure.

2. The incoming structure staff are authorised to confiscate bicycles from minors who ride at a speed over the limit as indicated in the clause above, or in such a manner as to create hazards for themselves and others; said bicycles will be returned to the adult responsible for the minor. In the case of said violation being committed by an adult a written report will be made; in the event of a repetition of this behaviour, use of the bicycle will be prohibited inside the structure.

33. Parking - 1. The incoming structure is equipped with specific parking spaces located in areas belonging to the same.

2. It is strictly forbidden to block the exit paths with any kind of vehicle, at the penalty of forced removal. Should the obstruction be repeated with the same vehicle, it will be confiscated and returned to the owner at the end of the stay.

CHAPTER III- Emergency Management

34. In case of fire – 1. There are specific alarm systems (sirens) inside the structure which, in the case of serious fire emit three consecutive rings at regular intervals. When this happens, guests must proceed in an orderly manner to the “temporary muster stations” indicated by the signage and located on Via Costiera and Via PuntAla, where they should await the emergency team that will lead them to the general muster station at the entrance to the resort.

35. In case of other emergencies – 1. Related to health, serious natural events, situations of public safety, difficulties at sea: contact the campsite staff when available, or consult the notice board at the entrance where you will find all the phone numbers for requesting aid.

TITLE IV – Responsibility

36. Responsibility of the client and/or the guests - 1. The clients and/or the guests are personally liable before Campeggio PuntAla and/or third parties for any damage to persons and/or objects, either direct or indirect, for any reason whatsoever, resulting from conduct violating the regulations of this agreement and/or the other applicable regulations in force.

2. In the event of violation of article 20, clause 1, a fine of 50.00 euro will be payable to Campeggio PuntAla for each single violation; in the event of violation of any of the obligations set down in article 21, clause 1 or article 33 clause 2, a fine equal to Euro 100.00 will be payable to Campeggio PuntAla for each single violation. Notwithstanding all of the above, Campeggio PuntAla reserves the right to claim for greater damages.

37. Termination - 1. Violation of article 20, clause 1, first section, article 21 clauses 1, 2, and 5, and article 25 clause 1 of this agreement shall give rise to immediate termination of the agreement and the clients and their guests shall be obliged to leave the incoming structure within 6 hours after receipt of the termination notice, and also, as per the criminal cause, to pay the amount owed for the entire period booked, even in the case of staying for a shorter period. Campeggio PuntAla shall be entitled to keep the amount of the caution bond necessary for covering all credit receivable, and also to claim for greater damages.

3. Should the client delay arrival until after 12.00 midday the day after the date booked, or fail to notify Campeggio PuntAla within the terms set forth in art. 14 clause 1 of this agreement, the agreement will immediately be terminated and Campeggio PuntAla shall

be entitled to claim for greater damages.

TITLE V – Final provisions

38. Variations - 1. Any variations in the supply of services of the camping site that are not in contrast with the regulations set down in this agreement will be made public via the affixing of notices on the “Information” notice board located at the entrance to the structure.

2. Any variations authorised for single clients will be notified to the same in writing and must be exhibited at the simple request by the staff of the incoming structure. Said waivers shall not constitute the source of equal entitlement for third parties.

39. Disputes - 1. This agreement is subject to Italian Law and for any interpretation pertaining to the clauses set forth in the same, or for anything not specifically indicated herein, explicit reference must be made to the legal regulations in force, or in their absence, to the customary uses and regulations.

40. Transferral of the agreement - 1. Following mergers, incorporations, company or branch transfers exclusively regarding Campeggio PuntAla, this agreement, and the rights and obligations deriving from the same, shall be automatically transferred, without the need for the client’s consent.

2. Campeggio PuntAla will not accept the transferral of this agreement to third parties by the client.

41. Closure clause - 1. Any tolerance by Campeggio PuntAla, in reference to the conduct of clients and/or their guests that violates any of the clauses set down in this agreement, shall not represent a waiver of any kind whatsoever to Campeggio PuntAla’s rights as set forth in the clauses themselves.

2. In the event of one of the contractual clauses failing to comply with the legal requirements for any reason, the same shall be inefficacious, without compromising the validity of the remaining clauses.

3. This agreement constitutes the integral provisions of all the terms agreed to between the parties and fulfils the governing of their rights and obligations for everything concerning the subject matter of the agreement itself. Any previous or alternative written or verbal agreements, irrespective of whether between the parties or with third parties, are intended as annulled and lacking in validity for everything pertaining to the present agreement.

4. Any changes to the terms and conditions in this agreement must be made in writing, at the penalty of being rendered null and void.