

FERNAND HUBERT YVES, Address: Rua das Quebradas, 1-2025-452 ATALAIA AZOIA DE CIMA
(PORTUGAL) T 00351-913497929 (lessor)

TINO TOMAŠIĆ, Address: Smokvica 178, Croatia. OIB 21982928084, company name: „Brna
rent“, Smokvica 178, Croatia. (lessee)

Stipulate hereby the following lease contract:

LEASE CONTRACT

PARAGRAPH 1.

With this contract the lessor AGREES to lease:

real estate – house (ground floor, floor and attic) cadastre no° 4155/83 and cadastre no°
building 706 situated in cadastre district Smokvica, address - Brna 533, 20272 Smokvica,
Croatia. Here and after (SUBJECT PROPERTY).

PARAGRAPH 2.

The property is leased for the purpose of carrying out the activity of tourist renting.

PARAGRAPH 3.

Lessee obligation is to pay attention subject property as a good host and to pay each year at
the end of October the lease for the use of this subject property to the lessor in the amount of
50% of the rents less expenses all discriminated in detail.

PARAGRAPH 4.

The parties determine that the subject property must be in such a condition that the lessor
can normally use it.

PARAGRAPH 5.

The parties agree that the lessee shall not sub-let or hand over subject property to the third
person for use.

PARAGRAPH 6.

The parties agree that this contract is concluded for a limited period of time which is 3 years.

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TREMES

In case that the lessee, after the expiration of the period referred to in paragraph 1 of this document still uses the subject property and the lessor does not object to it, it is considered that the lease contract is re-concluded under the same conditions as the previous one.

PARAGRAPH 7.

The parties agree that this contract will terminate in the following cases:

- With the expiration of the term to which it was concluded, unless it was extended previously.
- In case of the destruction of leased subject property due to force majeure.
- In other cases determined by this contract or by the law.

The parties agree that after the expiration of this contract the lessee is obliged to return the subject property to the lessor in the undamaged condition.

The lessee is not responsible for reducing the value of the things that were normally used and the damages that have occurred on the overused and older items.

PARAGRAPH 8.

This contract is concluded in 6 identical copies. Each contracting party retains 3 copies.

In case of conflict between the parties will be resolved by agreement, otherwise the parties will try to solve any disputes by consensus.

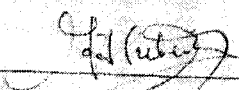
PARAGRAPH 9.

The parties will try to solve any disputes by consensus in case contrary, the parties accept the legal competence of the Municipal court in Dubrovnik, permanent office in Korčula.

PARAGRAPH 10.

The parties agree that all provisions hereunto become valid and binding the date of the signatures on the present contract by both parties.

In 30th day of MAY 2017



Lessor

Obri za ugostiteljstvo i turizam
BRNA RENT
vl. Tino Tomašić
Brna, SMOKVICA
OIB: 21982928084



Lessee

SOLICITADORA
ANA SIMÕES
CÉDULA PROFISSIONAL 5171
LARGO DA IGREJA - 2025- 562 TREMÉS
NIF 233893598

RECONHECIMENTO PRESENCIAL DE ASSINATURAS
(Conforme art.º 38 do Decreto-lei nº 76-A/2006 de 29 de Março)

ANA SIMÕES, Solicitadora, titular da cédula profissional nº 5171, nos termos do citado decreto-lei reconheço a assinatura na folha anexa de **FERNAND YVES HUBERT**, feita perante mim, no meu escritório, cuja identidade verifiquei por exibição do Passaporte nº EM647234 com validade até 07/10/2021, emitido do pela Entidades competentes da Bélgica.

Tremés, 30 de Maio de 2017

Conta:

Custo: 20€

Total: Vinte euros

IVA REGIME DE ISENÇÃO

Ana Simões

Cédula Profissional nº 5171

ROAS Nº 2834609

SELO Nº 000245203

FATURA RECIBO Nº 250