



..... PRIVATE AGREEMENT

In Chalkidiki on this day / / 202..... the following parties:

On the one hand, Private Limited Company (IKE) under the name «**KTIMA DELMARE PANTAZARA IKE**» with its registered office in Chalkidiki, Agia Paraskevi, Postal Code: 63085 and is legally represented in the signing of this document by its representative and manager **BACHATOURIDI KONSTANTINO** son of **THEODOROS**, under Tax Identification no. 163763102, Tax Office of N. MOUDANIA (hereinafter referred to as the «Lessor») and on the other part:son of.....resident of..... under I.D. number.....and T.I.N.....of Tax Office..... hereinafter referred to as the Lessee have agreed and accepted the following:

1. The Lessor has full ownership, occupancy and possession of an estate with a total area of 4000m² in the region of Loutra of Agia Paraskevi in Chalkidiki in the location «BOUNTA» where facilities, equipment, machinery (lights, sound equipment, amplifiers, computers etc.) and other infrastructure (bar, electric shelter, toilets) of its ownership are housed. Under this contract, the Lessor leases the above-mentioned area together with its facilities and equipment to the other party on the following terms and conditions
2. Duration of the lease is defined from.....to.....for the holding of an event (wedding, baptism, etc.) by the Lessee.
3. The rent shall be defined at the amount of the advance payment and the rent agreed upon, where applicable of 1000€ + VAT 24%, amounting to a total of **1240€** (one thousand two hundred and forty euros), payable to the account number **IBAN: GR86 0110 2120 0000 2120 0348 197**, Bank account of the Lessor at the National Bank of Greece, ETE 212 ARISTOTELOUS, SWIFT(BIC) ETHNGRAA, SWIFT(BIC) ETHNGRAA
4. The above advance payment must be paid within three (3) days strictly from the signing of this contract. The above amount of 1240€ (one thousand two hundred and forty euros) shall be paid to the Lessor.
5. The payment of the rent and the advance payment shall be evidenced only by a written receipt of the Lessor or its proxy or by proof of deposit of the rent in a bank account determined by the Lessor and by no other means of proof, excluding an oath. In the event of non-payment of the advanced payment, this Agreement shall be automatically terminated.
6. The Lessee accepts the rent thus agreed as reasonable and fair and declares unconditionally that it does not consider it excessive and disproportionate to the rental value of the property.
7. **The advanced payment made is non-refundable and the Lessor has the right to retain it in any case of annulment or cancellation of the lease by the Lessee, even for reasons of force majeure.**

It is expressly stated that in typical cases of force majeure such as war, coup, unforeseen government bans, sudden natural disasters (earthquake, flood, tsunami, etc.), pandemics, the advanced payment is not refundable due to the currently agreed reimbursement of the costs incurred by the company for the realization of the event.

In case the Lessee cancels the lease for any reason between 90 and 30 days before the determined start date of the lease, the Lessee is obliged to pay 60% of the remaining amount of the rent.

In any other case of cancellation within a period of 30 days up to the determined start date of the lease, the Lessee is obliged to pay 100% of the remaining amount of the rent.

In the event that the lease is cancelled for reasons relating to the Lessor, any amount paid will be returned to the Lessee in full, without the Lessee being entitled to any other compensation and in any case waiving any claim.

8. The Lessor shall not be responsible for any arrangements of its leased premises and the Lessee declares that it has inspected the premises and is to its absolute satisfaction and accepts it unconditionally.

In case of posting - publishing photographic material of the event, in printed or electronic media (newspapers, magazines, websites, social networking sites, etc.) either through the invited persons, or through any person, the Lessor shall bear no liability whatsoever.

9. The Lessee shall be solely responsible for complying with all laws and regulations of any kind and for issuing any permits required for the lawful conduct of its event, including compliance with insurance and tax laws, and the Lessor shall not be liable for any breach and non-compliance by the Lessee of any police or other lawful regulations or legal requirements and of the law in general and in respect of any matter relating to the use of the Lease by the Lessee.

It is further agreed that in case of imposition of a fine or third party claims, the Lessee shall be liable to restore the Lessor's damages and to pay to the Lessor any fine, penalty or compensation which the Lessor may be compelled to pay to a third party by reason of the above cause and in connection with the Lease during the term of this Lease.

10. The Lessee is not in an employment relationship with the Lessor and is personally liable only to the explicit and absolute exclusion of any liability of the Lessor for the employment of any kind of personnel and third parties - freelancers during the lease and the realisation of the event and for any kind of accidents or damages that may occur to the personnel of any kind employed by the Lessee or to third parties from any cause whatsoever. All personnel of any kind employed by the Lessee and the Lessee is bound by a service relationship with any third party providing services for the event and is therefore solely responsible for the lawful employment and provision of their services and no liability shall be borne by the Lessor.

11. It is explicitly agreed that the Lessor shall not be liable in the event that the lease and event of the Lessee is not possible, prohibited or interrupted by any cause, including cases of interruption or prohibition by any community, municipal, public, police authority, fire brigade, power failure, and for whatever else arises and the rent is paid as normal.

Especially in the case of bad weather, the lessor is not responsible for any problems that may be caused by bad weather conditions (wind, rain, etc.) on the day of the event.

12. It is stated that an open electric pergola is offered on the premises and the Lessor may install an additional external awning if the Lessee so desires at the Lessee's request and under the Lessee's obligation. The use of the external awning is at the discretion of the Lessee who will be charged an additional amount of€ corresponding to the rental of such equipment, which will be paid prior to the commencement of the lease either in cash or by a bank deposit directly to the company concerned. For the rental of the equipment for the outdoor awning, the Lessee shall notify the Lessor 3 days before the commencement of the rental in order to ensure the time required for the proper and adequate preparation of the site.

13. Any interference with the decoration or the aesthetics or layout of the premises, as well as any construction, use of fireworks, candles, confetti, musical instruments etc., shall require the prior approval and consent of the Lessor.

14. The two lists of guests must be provided no later than 10 days before the event together with payment of the full bill (rental fee and any remaining expenses) and must be provided in two forms. One in alphabetical order and the second by table, indicating on both of them the full name of the guest, the number of persons and the table number, in order to better serve the guests.
15. In the case of deterioration or damages or accidents caused by deeds or actions of third parties (guests, etc.), the Lessee is responsible for repairing the damages.
16. The Lessee is not permitted to bring food and drink to the event.
17. For safety reasons the beach gate is locked at 23:00.
18. The Lessee states that it is aware of the content of Presidential Decree 36/1194 (Government Gazette 26a 24/28.2.1994 on measures for the protection of minors and states that it assumes responsibility for ensuring that minors under the age of 17 who are not accompanied by their parents or guardians do not participate in the event.
19. The use or the distribution of drugs or narcotics (any kind) is prohibited by the Greek law. The Lessee is informed and he/she is commits to inform all guests. In any case of using or distributing drugs durring the event the Lessor shall not be responsible and the Lessee shall be liable.
20. The Lessor operates as a «health-regulated establishment» until 2:00am. In case the event is over that hour, the Lessee is the only responsible for it's proper conduct until it's end.
21. After the expiry of the lease, the Lessee shall immediately and without disturbance deliver to the Lessor the premises in the same condition as received. In the event of failure to release and deliver the premises within the time limit for any reason whatsoever, the Lessee shall be liable, among other things, to compensate the Lessor in the amount of 5,000 € (five thousand euros) for each day of delay and for any damage, whether it concerns actual loss or loss of earnings, caused by such delay, with express reservation for any further damage.
22. In case the Lessor detects the existence of damage or destruction to its premises or facilities, the Lessee shall be obliged to immediately restore them or to compensate the Lessor for such restoration.

All of the above has been read in detail and discussed several times, no party of the agreement has disagreed, and no party has any objection.

For any dispute arising from this cooperation agreement, the Courts of Thessaloniki shall have exclusive jurisdiction to settle such disputes.

In witness whereof, this document has been prepared in 2 copies which has been read, certified and signed as follows, a copy of which will be posted and notified to the competent tax authorities (Tax Office - TAXIS).

Chalkidiki / / 202....

the Lessor Company

the Lessee

**ΚΤΗΜΑ DELMARE ΠΑΝΤΑΖΑΡΑ Ι.Κ.Ε.
ΥΠΗΡΕΣΙΕΣ ΕΣΤΙΑΣΗΣ, ΔΕΞΙΩΣΕΙΣ
ΑΓ. ΠΑΡΑΣΚΕΥΗ, ΚΑΣΣΑΝΔΡΑ ΧΑΛΚΙΔΙΚΗΣ
Τ.Κ. 630 85, ΑΓ. ΠΑΡΑΣΚΕΥΗ, ΤΗΛ. 23740 71978
Α.Φ.Μ. 800828641 - Δ.Ο.Υ. Ν. ΜΟΥΔΑΝΙΩΝ
ΑΡ. Γ.Ε.ΜΗ. 142324357000**

.....
(signature - full name)