

RENTAL AGREEMENT FOR VACATION RENTALS AND SHORT TERM ACCOMMODATIONS
Registered with the Colombian Ministry of Commerce, Industry and Tourism under National
Tourism Registration Number
No. 20360

LESSOR: **WILD E HIJOS S.A.S N.I.T. 830.072.350-2**
LESSEE: _____ Identification Number:

By virtue of your acceptance of the services offered by Casas Tropicales you agree to each and every one of the general terms and conditions and provisions set forth herein we appreciate your careful reading of this agreement.

Casas Tropicales is acting in the capacity of an intermediary between the owner and the LESSEE and carries out its negotiations and commercial agreements among the most sophisticated owners and LESSEES. The following terms and conditions (hereinafter, the "Terms and Conditions") apply to all of the services offered by any provider using www.CasasTropicales.com, a Tourism web site.

TERMS AND CONDITIONS

Houses are rented by the night. You may check-in time any time from 10:00 a.m. - 8 pm. and you must check-out by the time of check-in on the day of arrival.

A reservation request and a corresponding quote from Casas Tropicales do not create a confirmed reservation. All services are subject to confirmation of availability.

All reservations made by internet or by telephone will be received by Casas Tropicales. However, the reservation will not be confirmed until receipt of payment of **100%** of the rental fee for specified period.

Payment may be made only after confirming the house's availability. Please keep in mind that availabilities change rapidly and that no reservation is guaranteed until at least 50% of the total rent amount has been paid. In the event that the client pays the deposit, but the property is no longer available, the amount paid will be reimbursed within 5 business days of request for reimbursement, less any applicable bank fees.

Agreed upon rent amounts are determined based on rental seasons, dates, property availability and number of people. Any change to such terms must be communicated to Casas Tropicales and will be subject to the property's capacity. The number of persons may not exceed the number originally stipulated at the time the rental amount for the house was negotiated. The arrival of an additional person must be approved in advance by Casas Tropicales and is subject to the house's maximum occupancy and approval by the owner, and will incur an additional charge per person, per night once confirmed which may be deducted directly from the deposit. Please bear in mind that children over the age of one (1) count as additional persons.

No additional persons or visitors are permitted to enter the house during the day or during the night without advance permission.

In the event that Casas Tropicales learns of any irregularities or problems, it will contact the LESSEE, preferably via e-mail, cellular phone or Whats App. Casas Tropicales declines to assume any responsibility if the client does not receive such notice for reasons beyond Casas Tropicales' control.

The LESSEE must provide a list of the names and identification numbers of all members of the LESSEE's guest party at least seven (7) days prior to arrival, as well as the party's arrival time in order to coordinate the delivery of the property by the property manager.

FIRST.- SEVERAL LIABILITY: The LESSEES agree that their obligations under this contract are several in all aspects.

SECOND.- PURPOSE: By virtue of this contract the LESSOR grants to the LESSEES, the use and enjoyment of the property with all accessory services included in accordance with this contract, the LESSEES agree to use the property exclusively for lodging in accordance with the contract term and further agree to comply with all regulations surrounding its use.

THIRD.- IDENTIFICATION: The property and maximum occupancy is identified as set forth in your individual reservation confirmation which is incorporated herein by reference.

FOURTH.- PLACE AND RENTAL PRICE: Except as otherwise agreed among the parties, the LESSEES will pay the rental price at the LESSOR's offices. In the event of a renewal, the price will be paid by bank deposit solely to the LESSOR's account with confirmation of the reservation sent via email. The amount set forth in your individual reservation confirmation which is incorporated herein by reference will be paid in legal tender payable upon acceptance of this contract or upon confirmation of the reservation.

PARAGRAPH FIRST: MAIDS Houses must be left in the same condition as they were received, included cleaning and general condition. It is Casas Tropicales' policy that properties may not be rented without hiring domestic service personnel. This cost of this service is \$ 20 per employee per 8-hour workday, depending on the season, and is paid with the reservation. Groups of 6 or more must hire 2 maids and pay each maid the aforementioned amount directly. The LESSEE is reasonable for this labor relationship and may separately agree upon overtime or an expanded schedule at an extra cost in accordance with article 17 of Law 679 of 2001.

FIFTH .- TERM OF CONTRACT: The term of the contract is as set forth in your individual reservation confirmation which is incorporated herein by reference.

SIXTH.- RATE PERIODS. Rates are subject to variations in accordance with whether it is high or low season. Prices for certain properties may change without notice, particularly during low season.

SEVENTH .- EXTENSIONS: Any requests for extension of the agreed upon services must be communicated to the provider with reasonable advance notice and are subject to availability, as well as advance payment for the new period. In the event that the LESSOR cannot grant the extension request, it will suspend the services and take all measures necessary so that the users may collect their baggage and personal effects, or it will transfer the same to a secure storage facility, without incurring any liability on the part of the LESSOR.

EIGHTH.- RULES OF USE: Social norms, outstanding national and municipal legal morals, must be complied with and the LESSEES agree to adhere to all house rules supplied to the LESSEES by the LESSOR at the time of the contract's execution. (When house rules exist). Condominium or owner association rules must always be respected throughout the property, as a result, fires may not be lit, balloon or rockets cannot be launched and fireworks cannot be used without the owner's or a competent authority's prior permission, in accordance with Colombian law. The LESSEE must use the private unit rented only for the purpose stated in the respective contract, and must not commit any act that disturbs the tranquility or compromises the security, stability, maintenance, conservation, health, condition or good name of the property.

Paragraph first: The person in charge may order the eviction and resulting non-refundable cancellation of the contract in the event that the signatory to the contract or his or her companions do not comport themselves in accordance with the established rules.

Paragraph second: In the event that poor behavior or improper use of the property occasions complaints, warnings, damage claims, prohibition of rental privileges or exclusion from a club directed at the owner, the LESSEE must pay the respective indemnification owed to the owner which will be calculated and billed in accordance with the damages and losses caused.

NOVENA - DEPOSIT: THE LESSEES, in order to guarantee the payment of all damages, losses, indemnifications, violations of the terms of the reservation, or penalties due to the misuse of the rented property, the LESSEES must deliver the amount equal to one night's rent as a deposit as set forth in your individual reservation confirmation which is incorporated herein by reference. ***Please DO NOT make a bank transfer or deposit. Only cash or cheques made out to Wild e hijos, S.A.S. Nit. 830.072.350-2 will be accepted.***

Paragraph: Cash or commercial paper will be returned to the LESSEE in the event that no claim or noncompliance event has occurred, in the LESSOR's discretion, within no more than 15 days following the contract's termination, or extension.

TENTH - FOURTH: The LESSEE must transfer or deposit 100% of the total contract cost, and the remaining 100%, within the following 15 calendar days, or the contract will unilaterally terminate.

ELEVENTH - CANCELLATION OF THE RESERVATION. Cancellation will incur the following penalties. **LOW SEASON** - the LESSOR will keep 50% if the reservation is cancelled within three days of the scheduled check in date. **HIGH SEASON** - the LESSOR will keep 100% if the reservation is cancelled.

PARAGRAPH FIRST: This penalty is justified because in the aforementioned high seasons rental payments for the properties are paid in full by our company in order to guarantee fulfillment to our owners and renters.

PARAGRAPH SECOND: CANCELATION OF THE RESERVATION BY CASAS TROPICALES: Except as otherwise provided, Casas Tropicales, does not assume any liability to pay any compensation when its obligations are affected by Force Majeure events, which are understood to be an event which is unusual, unforeseeable and unpreventable and otherwise out of CasasTropicales.com's control, and whose consequences cannot be avoided despite using all due diligence, including, without limitation, events resulting from war, disturbances, civil disobedience or disputes, government actions, terrorist activities, natural or industrial disasters, fire, adverse weather conditions, floods, and may also involve industrial disputes involving third parties.

TWELFTH.-: The LESSEES expressly waive any delay-based objections that may be available under Colombian law.

THIRTEENTH.- RESTITUTION < INVENTORY > Upon completion of the contract term, the property will be returned by the LESSEES, the contract will be terminated by a certificate of termination the same as the delivery certificate by the LESSOR to the LESSEE or by the delegate at the property.

PARAGRAPH. Once the LESSOR has terminated the contract, it will draft and sign an inventory of all the client's baggage and personal effects and remove them from the property, thus granting the power to enter the property and regain its occupancy to the LESSOR.

FOURTEENTH.- TERMINATION EVENTS: This contract will terminate:

1. At the end of its term.
2. Failure to pay
3. Infractions of official rules, and with respect to condominiums official, infractions of condominium owner association rules.
4. Assignment or subletting by the LESSEE without LESSOR's approval
5. Transfer, in whole or in part, of the rights to stay in the property by the LESSEE.
6. Change of the property's established use.
7. In the event of a renewal, the failure to pay the price within the prescribed term of this contract.
8. Use of the property for illegal purposes or otherwise contrary to good customs that present a danger to the property or the health of its inhabitants.
9. Failure to pay for additional services or other non-included charges.
10. Unauthorized commercial or for-profit rental.
11. As otherwise provided by Law.

FIFTEENTH. - ASSIGNMENT OF RIGHTS: The LESSOR may freely assign its rights under this contract and such assignment will be binding on the LESSEES, as of the date of written or oral notice thereof.

SIXTEENTH. - RECEIPT AND CONDITION: The LESSEES represent that they have received authorization to enter the property subject to this contract in good condition and that they will return the same to the LESSOR at the earlier of the end of the agreed upon rental term, or the early termination of the contract term as a result of the occurrence of one of the termination events provided for herein.

SEVENTEENTH - GOOD FAITH: THE LESSEES. The LESSEES represent that they are acting in good faith by entering into this contract, and affirm that they are of recognized good moral standing and that there is no proceedings for the extinction of ownership of any of their assets due to illicit enrichment arising from any criminal activity. In the event of any such proceeding occurring during or following the term of this contract, at any time, the LESSEES covenant to defend the corporate integrity and solvency of the LESSOR and its legal representatives.

TENTH EIGHTH - LIMITATIONS ON LIABILITY:

Bearing in mind that Casas Tropicales only acts as an agent or intermediary for reservations, Casas Tropicales, assumes all liability related to any aspect related to the performance or provision of services related to the property, and disclaims any liability for potential losses, personal damages, accidents, deaths, etc. that could occur during ante the provisions of the contracted services.

Within the limitations to its liability, Casas Tropicales, represents that:

1. All photographs that appear on its website are true and correct and Casas Tropicales guarantees that they belong to each of the respective properties.
2. Casas Tropicales assures that the prices of the products offered are consistent with market prices and that there is a bona fide quality to price relationship for each product offered.
3. Casas Tropicales, and owner: Casas Tropicales will not assume liability for theft or loss of goods that are not covered by the delivery certificate signed upon entrance to the property.
4. The LESSOR will not assume liability when, due to the fault of the LESSEE, there is an accident that requires hospitalization, death, medical costs, therapy, etc., any such expenses will be assumed by the LESSEE.
5. Neither Casas Tropicales, nor the direct owner of the property, will assume liability for any claims, costs, or expenses that arise from personal injuries or injuries to third parties, including accidents, deaths, kidnappings, attacks, robbery or loss of personal possessions that were not included in the delivery certificate. The LESSEES expressly waive any right to make any claims against Casas Tropicales or the owner with respect to any of the aforementioned points.

NINETEENTH - CUSTODY OF MONEY AND VALUABLES. Guests have the right to deliver money and valuables for safekeeping to the custody of the managers of the farms or to the person who received them on the property. The manager may only decline to receive them if they are of considerable high value or in an excessive quantity.

TWENTIETH - GOVERNING LAW. This contract and all related agreements, including the rental agreement confirmation are governed by the laws of the Republic of Colombia. [Both parties agree to waive the right to bring a dispute in any other forum and expressly agree to submit any controversy or dispute to related to this contract and the underlying transaction to binding arbitration in the Chamber of Commerce of Bogotá.]