

ROTUNDA

The following Rental Agreement and Contract ("Agreement") is made this ____ day of _____, _____ between:

8-1 Peter Bay, LLC ("Owner") and

_____ ("Guest") whose address is:

_____. Together the "Parties."

This Agreement is legally binding and entered into as of the Reservation Date written below and agreed upon by the Parties, pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than 14 persons shall be permitted on the Property at any time during the Rental Term, all of whom shall individually comply with the conditions and restrictions imposed upon Guest under this Agreement. Children are very much welcome at Rotunda, but must be kept under adult supervision.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent and Property Manager shall use their best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite TV, Air Conditioning, Gym equipment, the Pool, etc. as applicable. Rental Agent, Property Manager, and Owner shall not be held responsible for such items' failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of some amenities, specifically the pool, gym, and outdoor decks may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children, and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest shall replace or pay for losses, breakage, or damage to the Property or its contents. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors; nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings, and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal effects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent, Property Manager, or Owner shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent, Property Manager, and Owner and their agents, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, or attorney's fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent, Property Manager, and Owner harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, Property Manager, or Owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION

Property Manager and Owner reserve the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without such notice.

UNAVAILABILITY OF PROPERTY

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Owner, Owner shall apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Owner shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated and Guest and Owner shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS

Reservation Dates: Arriving _____ and Departing _____ (Number of nights: ____)
Check In: 3pm, Check Out: 11am. We will do our best to accommodate special requests.
Rotunda is a smoke-free environment.
No pets are allowed.

PAYMENT TERMS

Base Rental Rate: \$ _____ / night x ____ nights = \$ _____
Tax on Base Rental Rate: 12.5% = \$ _____
Cleaning Fee: \$350
Damage Deposit: \$1,000 (fully refundable within 14 days of departure)
Agency Fee (if applicable) \$ _____
Total Guest charge: \$ _____
50% deposit due upon booking (\$ _____), balance due 30 days prior to arrival.

ENTIRE AGREEMENT

This Agreement contains the entire agreement between the Parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of Delaware. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which shall be considered an original, but taken together constitute one in the same instrument. Execution of a digital signature shall be deemed a valid signature.

The Parties hereby agree to the terms of this Agreement on the date(s) shown below:

Owner: 8-1 Peter Bay, LLC
by: Jeffrey Kaliner, managing member

Guest: _____
printed name

Signature Date

Signature Date