

Licensor: South Beach Barbizon One, Inc. at 1735 SE 8th St., Ft. Laud., FL 33316

Unit 318

SECURITY DEPOSIT: against damage and breakage beyond normal wear and tear. On execution of this license agreement, Licensee deposits with Licensor \$250.00, receipt of which is acknowledged by Licensor, as security. Such deposit shall be returned to Licensee, without interest, and less any set off for damages to the unit within 15 days from the end of the license period. Please send this in as a separate check with your contract. This can also be done as a hold on your credit card - your choice. This is just a hold on your credit card, not a charge!

COMPLIANCE: Licensee shall comply with all the condominium association By Laws and Rules and Regulations at all times as well as all sanitary laws, ordinances, rules, and orders of appropriate governmental authorities and the condominium association, affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this license agreement. Licensee shall also comply with "Vacation Rental Rules".

NUMBER OF OCCUPANTS: Licensee agrees that the unit shall be occupied by no more than six (6) persons. This license agreement will be in default if more than the stated number of people occupies the premises at any time. The unit you are licensing is a completely furnished 2 bedroom, 2 bath condominium unit with all of the appliances and utensils necessary for an enjoyable vacation. Nothing should be taken out of the unit. Your license fee includes basic cleaning after you leave, including washing sheets and towels. Please wash the dishes and cooking utensils that you use before you leave. If excessive cleaning is required, or if items are stained, damaged, or missing, additional charges will be billed to your credit card after we have discussed the damages with you. You hereby agree to pay for any excessive cleaning fees, damaged, or missing items.

ASSIGNMENT: Without the prior written consent of Licensor, Lessee shall not assign this license or grant any concession or sub-license to use the unit or any part thereof.

DANGEROUS MATERIALS: Licensee shall not keep or have in the unit any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire in the unit or that might be considered hazardous or hazardous by any responsible insurance company.

RIGHT OF INSPECTION: Licensor and its agents shall have the right at all reasonable times during the term of this license agreement and any renewal thereof to enter the unit for the purpose of inspecting the unit and all furniture, fixtures and equipment therein

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ANIMALS: Licensee shall keep no domestic or other animals in or about the unit without the written consent of Licensor.

SURRENDER OF UNIT: At the expiration of the license term, Licensee shall vacate the unit in as good state and condition as at the commencement of this license agreement and the Licensee's occupancy thereof, reasonable use and wear thereof and damages by the elements excepted.

DEFAULT: If any default is made in the payment of the license fee or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the license, at the option of Licensor, shall terminate. Licensee shall be given written notice of any default or breach, and termination and forfeiture of the license shall not result if, within three (3) days of receipt of such notice, Lessee has corrected the default or breach.

CANCELLATION: Cancellations occurring at least 45 days prior to arrival date, will receive a refund of prepaid amounts, less a \$150 cancellation fee. Any cancellation less than 45 days prior to arrival date, will result in all prepaid amounts being forfeited, unless a substitute licensee can be obtained by Licensor at the same rate for the license term, and then only a \$150 cancellation fee is charged.