

RENTAL AGREEMENT FOR UNBUILDING REAL ESTATE

(LOT NO: _____)year 2024

The undersigned:

1. The private company with limited liability **KoningteRijk BV**, established and having its principal place of business in (8346 KB) De Bult at Bultweg 25, hereinafter referred to as "Landlord"; _____

and

2. Mr. / Mrs. _____, born in _____ on _____, living in zip code _____, city _____ address _____, hereinafter referred to as "Renter"

- phone number: _____

- e-mail address: _____

- warn in case of urgency: _____

Identifying yourself with Driving license / passport / ID card issued valid from to _____

by the mayor of / _____ otherwise: _____

Birthplace: _____ Date of birth: _____

Document number: _____

Originally seen by: _____ (signature park)

considering that:

- The landlord rents a plot of undeveloped land at Recreation Park Residence De Eese to the tenant through this rental agreement;
- The rented property in a legal sense qualifies as undeveloped real estate, to which Article 7:230a of the Dutch Civil Code as well as Sections 5 and 6 of Title 4 of Book 7 of the Civil Code do not apply; The tenant may place a recreational unit on the rented plot under the conditions stated in this agreement.

declare to have agreed on the following:

Article 1: Definitions

In this Rental Agreement the following definitions apply:

- Visual Quality Plan:** the current Park Regulations.
- Manager:** The Lessor or a third party to be designated by it, or its legal successors under general or special title, charged with the operation and management of The Park.
- Owner:** The owner/leaseholder of a Recreational Unit and/or a Lot at The Park.
- Operator:** KoningteRijk BV, or its legal successors.
- Guest pass:** The pass issued by The Park to the User for registration, access control, etc. at The Park;

- f) **User:** Anyone who uses a Recreational Unit at the Park, including the Owner, tenant, subtenant, day holidaymaker or visitor of the Park;
- g) **Plot:** A further described and defined part of the Park, as indicated schematically with plot number on the allotment map, intended to be used for the installation of a Recreational unit;
- h) **Buyer:** The Buyer of a Lot at The Park for the installation of a Recreational Unit;
- i) **Park contribution:** also called park charges, is the annual fee that a user is obliged to pay to the manager for use at Residence de Eese roads, parking lot, public lighting, access management, reception, swimming pool and other facilities.
- j) **Park:** Recreational park Résidence De Eese with associated facilities, standing and located in (8346 KB) De Bult at Bultweg 25;
- k) **Park regulations:** current document containing rules intended to apply to the Park;
- l) **Price list:** the list of prices that is determined at the start of the season and which sets out the mandatory and non-mandatory fees that apply between the User and the Manager for the use of The Park and other goods, supplies and services. The Price List is available for inspection at the reception of Het Park and can also be consulted digitally on the Het Park website. The Price List in force at that time will be provided to the User prior to concluding the agreement;
- m) **Privacy statement:** statement by the Manager that it guarantees the careful custody of all personal data that fall under the GDPR.
- n) **Recreational unit:** A camping equipment (including but not limited to a tent, caravan) being a movable property, or a holiday home or a chalet being an immovable property, for (recreational) night accommodation, possibly with an associated shed or storage, insofar as appropriate within the current zoning plan and intended exclusively for recreational use;
- o) **Company:** the private company with limited liability Parc de Eese BV or its legal successors in the ownership of Het Park;
- p) **Sold:** The Lot that is the subject of the purchase/leasehold agreement between Buyer and Seller; q) **Seller:** Parc de Eese BV or its legal successors.
- r) **Landlord:** see manager.

Article 2: The rented property, destination, insurance and maintenance

1. The tenant rents from the landlord a plot of undeveloped real estate, namely plot number _____ at Recreation Park Residence De Eese. Text plot out
2. The tenant is entitled to place a recreational unit on the rented property, intended exclusively for use used for recreational purposes.
3. The tenant must ensure that the recreational unit to be installed always complies with government regulations, including the rules of the local government.
4. The tenant must properly maintain the recreation unit and the existing installations in accordance with the regulations to be maintained and approved.
5. The manager requires a CO2 (for central heating) and fire detectors (ceilings) and fire extinguisher (note inspection(s)).
6. The tenant must have sufficient legal liability insurance, which includes, but is not limited to, full coverage in the event of direct and indirect damage by fire or otherwise to third party property, the tenant is at all times personally liable for such damage(s).
7. The tenant hereby declares that he/she does/does not have third party insurance, this insurance is essential.
8. Permanent residence is not permitted. The tenant must have his or her main residence elsewhere. An exception may be: if the Tenant has obtained prior express written permission from the manager and: _____
 1. The manager generally follows the policy of the municipality of Steenwijkerland with regard to temporary living space. and: _____
 2. The manager wishes to consent in writing to a (tolerating) decision and its provisions. _____

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Tenant's initials

All three of the aforementioned written consents must therefore be obtained by the tenant before permanent (temporary) occupancy can be permitted.

9. The tenant may not act in such a way that his or her actions pursuant to the provisions of the Basic Registration of Persons Act require registration at the address of the rented property in the Municipal Personal Records Database.
10. The tenant is entitled to place one (1) outbuilding of a maximum of 6 m² at his or her recreation unit, whereby the recreational unit (main building) and the outbuilding together may not exceed 70 m², for a veranda it may be a maximum of 300 cm high and a maximum of 20 m² and connected to the main building on one side. No recreation unit, outbuilding, veranda may be placed without prior written permission from the manager.

Article 3: Applicable rules and conditions

1. The Recron conditions for permanent places (2016) apply to this rental agreement. At the start of the rental agreement, the tenant received a copy of the Recron conditions for permanent places (2016). In the event of any conflict between this rental agreement and the Recron Terms and Conditions for Permanent Places (2016), the provisions of this agreement shall prevail.
2. The current Residence De Eese Park Regulations apply to this rental agreement. The tenant received a copy of the Park Regulations at the start of the rental agreement. These Park Regulations are inextricably linked to this rental agreement and must be adhered to at all times. The landlord is entitled to periodically update the Park Regulations and will make them available to the tenant in a timely manner.

Article 4: Prices and other rates

1. The rental price for the plot amounts to an annual amount at the start of the rental agreement € _____ in connection with the type of lot: Silver, Gold, Gold plus, Platinum, Platinum XL. In addition to the rental price for the plot, the tenant also owes the manager the park contribution shown in the price list and the rates for other services such as standing charges, deliveries and services by the tenant.
2. The rental price for the plot and the rates for other supplies and services are recorded by the Lessor in the price list. Unless stated otherwise, the prices shown include VAT. The price list was provided to the Tenant prior to signing the rental agreement. The landlord is entitled to make adjustments to the price list annually. The price list and the mandatory fees stated therein form an integral part of the rental agreement.
3. The user charges will be borne by the Tenant from the commencement date of the rental agreement.
4. The landlord will pay the costs associated with deliveries and services, including standing charges for sewerage, gas, water, electricity, cai & Videma contribution, waste disposal, internet, etc., plus a surcharge, to be charged to the Tenant in accordance with the price list. The Tenant also owes the aforementioned standing charges if the Tenant no longer wishes to receive one or more services. to confiscate. The landlord will charge the tenant for the consumption costs by means of monthly advance invoices, which advance invoices will be settled with the actual consumption costs at the end of the year.
5. All amounts to be charged by the Landlord to the Tenant shall be paid in advance by the Tenant to the Landlord each month in advance or before January 1 of the year in question (for the entire year).
Payments must be credited to bank account **NL70 RABO 0162 103** no later than the last payday.
158 in the name of KoningteRijk BV, stating name, lot number and month in question. The landlord will send the invoices to the tenant by e-mail at the e-mail address provided by the tenant.
6. The tenant must notify the landlord in a timely manner of any changes in the e-mail address. If the said invoices do not reach the Tenant or do not reach the Tenant on time due to the Tenant's negligence, the Tenant cannot rely on this. The renter is always liable for the amounts due.
7. The municipality of Steenwijkerland will charge the Commuter Tax due directly to the Renter. If additional taxes, levies or fees are imposed on the Lessor by the government that relate to the use of the rented plot, the Lessor will pay the associated costs.

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charge amounts to the Tenant. The Tenant must pay these charges to the Landlord upon the Landlord's first request.

8. At the start of the rental agreement, the tenant will be provided with one or more user passes.

The tenant agrees to the pass conditions as laid down in the Residence De Eese Park Regulations.

Article 5: Duration, extension and termination

1. This rental agreement has been entered into for a period of 1 year, commencing on **January 1, 2024** and running until by **December 31, 2024**

2. This rental agreement replaces all previous written or oral agreement(s) between Tenant and Landlord.

3. After the term referred to in Article 5.1 has expired, unless notice of termination by the Tenant or Landlord, this rental agreement will be automatically extended for consecutive periods of 1 year each under the then applicable terms and conditions.

4. The tenant must terminate the rental agreement in writing no later than two months before the end of the agreed or extended period. In the event of premature termination of the Tenant, article 13 of the Recron conditions for permanent places (2016) applies.

5. When terminating the rental agreement, the landlord is bound by Article 11 of the Recron conditions for permanent places (2016) and the terms stated there. In the event of premature termination by the Lessor in the event of an attributable shortcoming or unlawful act by the Lessee, Article 14 of the Recron Terms and Conditions for permanent places (2016) applies.

6. The landlord can terminate the lease agreement in the interest of the appearance and standing of the Park if the recreational unit placed on the plot no longer complies with the Landlord's Image Quality Plan.

(Article 8.1 Park Regulations). In this case, the chalet must be removed from the Park within 5 years. The method of termination will be in accordance with the Recron Conditions for permanent places (2016), article 11.2.

7. In the event of an interim change of ownership, the park may decide to adjust a time or a decision that the sold object be removed from the park.

Article 6: Transfer of rental agreement and sale of recreational unit

1. This rental agreement is not transferable without written permission from the Lessor. Article 8 of the Recron conditions for permanent places (2016) apply in full.

2. The tenant is at all times entitled to sell his or her recreational unit to a third party. For sale of the recreational unit while retaining the location requires prior written permission from the Landlord, to which permission the Landlord can attach conditions. Article 9 of the Recron conditions for permanent places (2016) applies in full.

Article 7: Mandatory and prohibitive provisions

1. Causing nuisance in any form is prohibited.

2. The provisions of this rental agreement, the resulting financial obligations, including the compliance with the associated Residence De Eese Park Regulations and/or instructions from the manager must be strictly adhered to.

3. Growing, possessing, treating, using and trading narcotics and/or plants, such as laid down in the Opium Act, in the broadest sense of the word, is strictly prohibited. This prohibition also applies to user quantities permitted under the Opium Act. A zero-tolerance policy applies at Recreation Park Residence De Eese.

Article 8: Risk of accession and leasehold rights

1. The Landlord points out to the Tenant that changes may occur in the legal relationships, which financial imbalance (e.g. bankruptcy) of Parc de Eese BV entails a risk of accession by a trustee to the ownership of the tenant's recreational unit;

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