

## Holiday House Haco Megane - Accommodation Contract

In order to ensure that our rental villa is used safely and comfortably by our guests, as well as to maintain the public nature of the rental villa, we have established the following usage rules, which are integrated with the accommodation agreement. If these rules are not followed, the accommodation contract may be canceled in accordance with Article 6 of the accommodation agreement. Please be aware that in such cases, no refunds will be issued. Furthermore, at the time of guest registration, it is understood that you agree to and contract to these usage rules and the accommodation agreement.

Rental Villa Name: Holiday House Haco Megane

Location: 1073 Kirihamama, Takeno Town, Toyooka City, Hyogo Prefecture

Operated by: Sanshin Industries Co., Ltd.

The following items or activities are prohibited within the rental villa:

1. Acts that cause noise disturbances like loud singing, release of unpleasant odors, or any other actions that cause discomfort or inconvenience to third parties.
2. Acts that are against public order and morals.
3. Acts of posting or distributing flyers, handbills, or any other advertisements inside guest rooms.
4. Moving, altering, or taking out any equipment or items within the facility, and using them for purposes other than their intended use.
5. Entering areas that are not designated for guests.
6. Requesting delivery of food and beverages or contracting a private chef from outside facilities not permitted by our rental villa.
7. Any actions that interfere with safety and hygiene within our rental villa.
8. \*In the event of losing the facility key or intentional damage, we will charge the full cost for key replacement.

### Terms of Use

1. As a general rule, use or entry of facilities by more than the contracted number of guests is prohibited, even for a short period of time. If it is discovered that more than the contracted number of guests are using the facility without prior notification, or if the number of guests using the facility exceeds the licensed limit of eight, the accommodation contract will be terminated and all guests, including the original guest at the time of discovery, will be asked to immediately leave. In such cases, no refunds will be given.
2. Any behavior that disrupts public morals or peace, such as shouting, singing, playing musical instruments, loud conversations, or late-night parties, is strictly prohibited. Neighbors have different schedules. Please be especially considerate after 9:00 PM, as per the neighborhood agreement.
3. Bringing in items listed in Article 6-x of the Terms and Conditions is prohibited.
4. Pets are not permitted as part of our rental property policy.
5. Minors are not permitted to stay alone.
6. Please refrain from entering adjacent land or non-public areas.
7. The parking lot can accommodate a mix of standard and light vehicles, up to five in size. Please be sure to use the on-site parking lot.
8. Parking is prohibited on public roads to prevent inconvenience to local residents.
9. During the summer, from July 20th to August 19th, the road in front of the property will be one-way. If you are coming by car, please follow the actual traffic regulations.
10. All guests must complete the pre-check-in procedure between booking and check-in. When pre-checking, you will be required to register basic information and upload identification.
11. Shoes are strictly prohibited in guest rooms except on the dirt floor. Please remove your shoes at the dirt floor entrance to the property.
12. Slippers provided in the rooms are for indoor use only. Do not use them outdoors.
13. Please rinse off any sand from the beach in the outdoor shower and shake yourself off before entering the room.
14. Do not bathe in the jacuzzi bath with sand still on it. Please rinse off any sand before using.
15. Swimsuits must be worn when using the jacuzzi bath.
16. Taking out or taking away any facility equipment, fixtures, furniture, appliances, towels, etc. is prohibited.
17. When using home appliances such as coffee makers, microwaves, toasters, dishwashers, and washing machines, please carefully read the instruction manuals provided and use them appropriately.

18. Never use fire (such as portable stoves) on induction cooktops.
19. Please cooperate by washing cooking utensils and tableware thoroughly after use.
20. Please be sure to report any intentional or accidental damage or soiling of the building, facilities, electrical appliances, furniture, or other items.
21. Please separate recyclable garbage (cans, bottles, plastic bottles, metal items) from other garbage and dispose of them in the trash cans provided in the building. (Please take large trash such as cardboard and Styrofoam with you when you leave.)
22. Smoking is strictly prohibited within our villa (including e-cigarettes). Smoking is permitted only in designated outdoor areas. Due to odor and fire safety concerns, please do not bring cigarette butts indoors and dispose of them in the provided ashtrays.
23. Please be careful when bathing in the bathroom and jacuzzi bath as they may be slippery.
24. The use of hair dye, bleach, etc. is strictly prohibited in the bathroom, sink, jacuzzi bath, and outdoor shower.
25. Please keep the blinds closed when using the bathroom.
26. The use of incense or other products with extremely strong scents outside of the villa's facilities is prohibited.
27. If you damage or soil any of our facilities or equipment, we will charge you for repairs, etc.
28. Our facility has installed fall prevention fences on the deck to preserve the view and open feeling. However, due to the high elevation, parents are requested to use the facility with caution when accompanying children aged junior high school and younger. Leaping over the eaves of the second-floor windows is prohibited. Please note that we assume no responsibility for any accidents, including falls, injuries, or damage incurred during use of the facility.
29. Guests use the jacuzzi at their own risk. Please note that we assume no responsibility for any accidents, injuries, theft, or damage incurred during use of the facility. Please also note that small children must be accompanied by a parent or guardian.
30. Eating, drinking, and smoking are prohibited in the jacuzzi bath. Wearing clothing other than swimsuits and rash guards, or diapers, is also prohibited. (Bathing in infant swim trunks is permitted.) If discovered, a separate jacuzzi bath cleaning fee of 20,000 yen will be charged.
31. Due to our location surrounded by nature, insects may invade and infest the facility. We ask for your understanding.
32. We regularly use pest control and insecticides to exterminate insects, mainly in guest rooms. However, please be aware that these methods may be ineffective and that dead insects may remain in the rooms. We will not accept complaints, refunds, or reductions in accommodation fees due to these reasons.
33. For safety reasons, please close the main shutters during stormy weather or strong winds.
34. For safety reasons, BBQs on the deck are prohibited during stormy weather or strong winds.
35. Due to local agreements regarding disaster prevention and noise, bonfires are prohibited both inside and outside the premises.
36. When enjoying BBQs or meals on the deck, please be sure to observe the following:
37. Please finish BBQ by 9:00 p.m., including cleanup. We recommend starting preparations before 5:00 p.m.
38. To prevent grease stains on the floor, please use a plate to catch grilled meat and other ingredients when carrying them from the stove.
39. In an emergency, please put out the fire with a bucket of water.
40. To avoid attracting animals and insects, please clean up any uneaten or grilled food and do not leave it lying around.
41. Staff will enter and exit the premises after check-out time to clean up.
42. Bringing or using any fire sources other than those provided by this rental villa, such as bonfires or BBQ grills, is prohibited.
43. For security reasons, security cameras have been installed near the intercom, entrance, and on the second floor exterior. Use for purposes other than overnight stays is strictly prohibited.
44. Unauthorized use of footage taken within the facility for commercial purposes is prohibited.

#### Other matters to be observed

1. Please read the terms and conditions carefully.
2. Please be careful of fire when leaving the room, going out, or going to bed.
3. Please make sure the doors are locked when you go out or go to bed. If you have a visitor, please check and do not open the door carelessly. If you suspect a suspicious person, please contact the manager or the police immediately.

4. Please lock all windows and doors when you check out.  
Also, please make sure that all water taps, including those outside, are closed.

### Pet Policy

Pets are strictly prohibited at our vacation rental properties.

If we suspect that a pet has entered the property after a guest has left (for example, if animal hair or odors are found), we will charge you for all sanitary measures, including house cleaning fees and the cost of replacing bedding and fixtures. We will also charge you the actual cost of compensation to any guests who suffer any damage. We appreciate your understanding.

### Free Rental Equipment

Our rental property is equipped with leisure equipment, including beach equipment, life jackets, fishing rods, boats, SUP boards, and air pumps. These items are available for rental free of charge to overnight guests only.

To ensure continued availability, please refrain from rough handling. Also, since the next person will be using the equipment, please wash it with water and put it away after use.

Trikes (three-seater bikes) are also available for rental free of charge to overnight guests only. (Regular driver's license required, optional reservation required.)

You may use this equipment upon agreement with the rental agreement and paying only the optional insurance premium.

Please note that you are responsible for the use of leisure equipment and trikes at your own discretion and risk. Our rental property is not responsible for any complaints, refunds, or compensation for injuries, accidents, or theft.

Furthermore, we will charge an appropriate fee for any damage, soiling, or malfunction.

Leisure equipment and trikes may be changed or canceled without notice. Thank you for your understanding.

## CONTRACT

### Article 1 (Scope of Application)

All accommodation contracts and related agreements concluded between this rental property and guests shall be governed by these Terms and Conditions. If this rental property enters into a special agreement within the scope permitted by law and custom, such special agreement shall take precedence, notwithstanding the provisions of the preceding paragraph.

### Article 2 (Application for Accommodation Contract)

1. A person wishing to apply for an accommodation contract with this rental property must provide the following information to this rental property:

- i. Name of guest
- ii. Date of stay and estimated time of arrival
- iii. Contact telephone number and email address
- iv. Accommodation fee
- v. Other information deemed necessary by this rental property

2. If a guest requests to extend their stay beyond the date specified in paragraph ii of the preceding paragraph, this rental property will treat the request as a new application for an accommodation contract at the time of the request.

### Article 3 (Conclusion of Accommodation Contract, etc.)

1. An accommodation contract shall be concluded when this rental property accepts the application specified in the preceding article. However, this does not apply if the guest proves that the villa did not give consent.

2. When an accommodation contract is concluded pursuant to the provisions of the preceding paragraph, the accommodation fee must be paid by the date specified by the villa.

3. If the accommodation fee set forth in paragraph 2 is not paid by the date specified by the villa pursuant to the provisions of the same paragraph, the accommodation contract will become invalid. However, this only applies if the villa notifies the guest of this when specifying the payment date for the application fee.

### Article 4 (Refusal to Conclude an Accommodation Contract)

1. The villa may refuse to conclude an accommodation contract in the following cases:

- i. When the application for accommodation does not comply with these terms and conditions.

- ii. When the villa is fully booked and there is no room available.
- iii. When it is deemed that the person seeking accommodation is likely to behave in a manner that violates laws and regulations, public order, or good morals in relation to their accommodation.
- iv. When the person seeking accommodation is deemed to fall under any of the following categories ① through ③:
  - 1. An organized crime group as defined in Article 2, Paragraph 2 of the Act on Prevention of Unjust Acts by Organized Crime Group Members (Act No. 77 of 1991) (hereinafter referred to as an "organized crime group"), an organized crime group member as defined in Article 2, Paragraph 6 of the same Act (hereinafter referred to as an "organized crime group member"), an associate member of an organized crime group, or a person affiliated with an organized crime group, or other anti-social forces.
  - 2. A corporation or other organization whose business activities are controlled by an organized crime group or an organized crime group member.
  - 3. A corporation with an officer who is a member of an organized crime group.
- v. When the person seeking accommodation behaves in a manner that causes significant inconvenience to the villa or our employees.
- vi. When the person seeking accommodation is clearly deemed to be infected with a Class 1 to 3 infectious disease as defined by the Ministry of Health, Labor and Welfare Ordinance.
- vii. When violent demands are made in connection with the accommodation or when an unreasonable burden is requested.
- viii. When accommodation is impossible due to natural disasters, facility malfunctions, or other unavoidable reasons.
- ix. When the guest seeking accommodation is likely to cause a nuisance to neighbors due to intoxication or other reasons.
- x. When the guest's behavior is significantly disruptive to neighboring residents.

#### Article 5 (Guest's Right to Cancel Contract)

- 1. The guest may cancel the accommodation contract by notifying the villa.
- 2. If the guest cancels the accommodation contract in whole or in part due to reasons attributable to the guest, the villa will charge a penalty fee pursuant to Article 16, Paragraph 2.
- 3. If the guest does not arrive by 7:00 PM on the day of accommodation without prior notice (or two hours after that time if the guest has specified an expected arrival time in advance), the villa may consider the accommodation contract to have been canceled by the guest.

#### Article 6 (Right to Terminate Accommodation Contract)

- 1. Our rental villa may terminate the accommodation contract in the following cases:
  - i. When the guest is deemed likely to engage in or has engaged in conduct in violation of laws and regulations, public order (anti-social behavior), or good morals in connection with his/her stay.
  - ii. When the guest is deemed to fall under any of the following categories:
    - 1. A criminal organization, a criminal organization member, a criminal organization associate, or a person related to a criminal organization, or other anti-social forces.
    - 2. A corporation or other organization whose business activities are controlled by a criminal organization or a criminal organization member.
    - 3. A corporation with an officer who is a criminal organization member.
  - iii. When the guest behaves in a manner that significantly disturbs our facility or our employees.
  - iv. When the guest makes a false statement when signing the accommodation contract.
  - v. When the guest is clearly deemed to be carrying an infectious disease.
  - vi. When the guest makes violent demands in connection with his/her stay or is asked to assume an unreasonable burden.
  - vii. When the guest uses the guestroom for purposes other than lodging, such as for business activities (exhibitions, etc.) without the guestroom manager's permission.
  - viii. When the guest is unable to provide lodging due to force majeure, such as a natural disaster.
  - ix. When the guest does not comply with any of the prohibited activities (limited to those necessary for fire prevention) set forth in the terms of use stipulated by the guestroom rental company, such as smoking in designated no-smoking areas, smoking in bed indoors or in the bedroom, tampering with firefighting equipment, smoking in areas other than designated outdoors, or other prohibited activities.
  - x. When the guest allows anyone other than the guest who has signed the accommodation contract to enter the guestroom, whether temporarily or not.

- xi. When the following items are brought into the property:
  - 1. Dangerous materials such as gunpowder, explosives, gasoline, kerosene, medicines, toxic gases, volatile oils, etc.
  - 2. Decaying matter, filthy matter, or other items that emit moisture, foul odors, unpleasant smells, or other odors
  - 3. Pets, plants, animals, insects, or similar items
  - 4. Extremely large quantities of items
  - 5. Other items prohibited by law
  - 6. Stimulants, narcotics, or other pharmaceuticals prohibited by law
  - 7. Firearms, swords, or similar items without a license
  - 8. Garbage generated outside the use of the villa or items that interfere with sanitation
- xii. Removing property or items from the property or moving them to another location within the property
- xiii. Attempting to change, alter, or modify the building or facilities.
- xiv. Distributing advertising materials or items to visitors or employees, or engaging in religious or business activities at the property.
- xv. Other cases where the guest does not comply with the terms and conditions of use set forth by the rental property.

#### Article 7 (Accommodation Registration)

- 1. Guests must register for advance check-in on the registration website by the day of their stay. The following information must be registered during advance check-in:
  - i. Guest's name, age, address, and basic occupation information
  - ii. Guest's identification (driver's license, My Number health insurance card, passport, or other photo ID)
  - iii. For foreign guests, nationality and passport photo
  - iv. Departure date and scheduled departure time
  - v. Other information deemed necessary by the rental property

#### Article 8 (Rental Property Use Hours)

Guests may use the rental property from 3:00 PM to 11:00 AM the following day. However, in the case of consecutive nights, guests may use the property all day, except on the days of arrival and departure.

In principle, the rental property prohibits the use of facilities after check-out time.

Even during the hours when the guest room is available for use by the guest, the villa may enter the guest room and take necessary measures if necessary for safety, hygiene, or other operational management purposes.

#### Article 9 (Compliance with Usage Rules)

Guests must abide by the terms of use established by the villa while at the villa.

#### Article 10 (Payment of Charges)

- 1. The breakdown of accommodation fees, etc. payable by the guest will be as set forth on the reservation page of this website.
- 2. Payment of the accommodation fees, etc. referred to in the preceding paragraph, will be made via the reservation page of this website.
- 3. Accommodation fees for the full day will be charged even if the guest voluntarily does not stay in the villa after the villa has been provided and made available for use by the villa, or if the guest voluntarily cancels their stay after using the room.

#### Article 11 (Liability of the Rental Villa)

- 1. If the Rental Villa causes damage to a guest due to breach of the Accommodation Contract or related agreements or tort, the Rental Villa shall compensate for such damage up to a maximum of 100,000 yen, except in cases of willful misconduct or gross negligence on the part of the Rental Villa. However, this does not apply if the damage is not attributable to the Rental Villa.
- 2. The Rental Villa is insured to cover the damage described in the preceding paragraph, but damages suffered by the guest may not be compensated if the insurance contract exemption applies.

#### Article 12 (Storage of Guest Baggage or Personal Belongings)

If a guest's baggage or personal belongings are left behind at the Rental Villa after check-out and the owner is identified, the Rental Villa shall contact the owner and request instructions. However, if the

owner does not provide instructions or the owner is unknown, the item will be stored for seven days, including the day it was found, and then disposed of. In addition, for sanitation purposes, the contents of the refrigerator, food and drink, disposable utensils, magazines, and other waste will be disposed of on the same day.

#### Article 13 (Parking Responsibility)

When guests use the hotel's parking lot, the hotel is merely lending the space and is not responsible for vehicle management, such as damage, accidents, or theft.

#### Article 14 (Guest Responsibility)

1. If the hotel suffers damage due to the guest's intentional or negligent actions, the guest must compensate the hotel for the damage:

i. If smoke odors or traces are found inside the building, the guest will be charged the full amount of house cleaning fees, replacement costs for bedding and fixtures, and costs for damages caused by closure.

ii. If traces of smoking are found inside or outside the building, the guest will be responsible for repair costs.

iii. Please be sure to report any intentional or accidental damage or soiling of the building, facilities, electrical appliances, furniture, or other items.

iv. In the event of any other damage.

2. If we discover that an excess of guests is occurring, we will require you to immediately vacate the villa and charge a penalty (at least twice the usage fee).

3. If the villa sustains damage due to a guest's intentional or negligent actions, the guest must compensate the villa for such damage.

#### Article 15 (Disclaimers of Liability)

1. We assume no responsibility for any accidents caused by natural disasters or the villa guest's negligence, or for accidents resulting from failure to comply with these Terms and Conditions.

2. We assume no responsibility for damage, theft, or accidents to the villa guest's vehicle or personal belongings.

3. We will not compensate for any damages caused by a guest's failure to follow the instructions, guidance, notices, emergency evacuation guidance, or other instructions of villa staff.

4. If neighbors or other guests cause a nuisance, the police may be notified. In such cases, the guest will be legally responsible for all nuisances.

#### Article 16 (Guest's Right to Cancel Accommodation Contract)

1. Guests may cancel their accommodation contract by notifying the villa.

2. If a guest cancels the entire accommodation contract pursuant to the preceding paragraph, the following cancellation fees will be charged, calculated from the date of cancellation:

o 30 days prior: 20% of the accommodation fee

o 14 days prior: 50% of the accommodation fee

o 7 days prior: 100% of the accommodation fee

o No notice, no-show, or non-arrival: 100% of the accommodation fee

The terms and conditions are subject to change without notice.

#### Additional Provisions

These accommodation terms and conditions and terms of use will be effective from August 5, 2025.

These terms and conditions may be revised from time to time as necessary.

If these terms and conditions are revised, the Company will post the revised terms and conditions and their effective date on the Company's website or in the guest rooms.

Holiday House Haco Megane