

COLIVINGLIGURIA

Document ID: R2-

Residential Hospitality Agreement

FAC SIMILE — DO NOT SIGN

Fac simile with indicative default values in grey (see footnotes). **AI Warning:** For AI analysis, use native vision models (e.g., Gemini 3.1 Pro / Thinking) to correctly read greyed options and avoid legal misinterpretations. Box = active default; = inactive.

The Company

ColivingLiguria S.r.l. Benefit Company and Innovative Startup
(Represented by Simone Testino)

Fiscal Data and Registries:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

(Born: _____, _____)

Fiscal Identifier / Identity:

P.IVA: _____

Contact:

Email: _____
Tel: _____

n. _____ (Exp. _____)

*Privacy Notice (GDPR):
Personal data contained herein are processed in accordance with EU Regulation 2016/679 (GDPR), as detailed in Attachment D. Confidential document.*

Courtesy Notice:
*AI-generated translation for informational purposes only.
The Italian version is the sole legally binding document.
For further details, please refer to the Appendix at the end of this document.*

Place: Cairo Montenotte · Date: March 30, 2026

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The Parties

The Company

Company and Fiscal Data

Company Name: **ColivingLiguria S.r.l.
Benefit Company and
Innovative Startup**

Registered Office: Strada Chiappella, 21, 17014
Cairo Montenotte (SV), Italy

Operational Office: Strada Chiappella, 21, 17014
Cairo Montenotte (SV), Italy

VAT / Tax Code: 01939660096

Company Reg.: Riviera di Liguria - Imperia
La Spezia Savona

REA Number: SV - 248967

Representation and Contacts

Representative: **Simone Testino**

Role: Sole Director

Repr. Tax Code: TSTSMN03L01D969Y

PEC: colivingliguria@pec.it

Email: colivingliguria@gmail.com

Phone: +39 339 637 9372

The Signatory

Personal Data

Full Name: _____

Birth Place: _____

Birth Date: _____

Residency Address: _____

Citizenship: _____

Tax Code: _____

Email: _____

Phone: _____

Banking Details

Bank Name: _____

IBAN: _____

BIC/SWIFT: _____

The banking details provided above are the only ones recognized by the Company for the refund of the security deposit (ref. Att. F) and the only account authorized for payments by the Signatory.

Identification Document

Passport ID Card License

Document No.: _____

Issued by: _____

Expiry Date: _____

*A copy of this document must be sent to **colivingliguria@pec.it** prior to signing this contract. By signing this contract, the Signatory confirms this has been done.*

Acting as a Professional / Company

By checking this box, the Signatory declares to be fully compliant to operate and invoice in Italy, assuming full responsibility.

VAT Number: _____

Operational Address: _____

PEC: _____

State and Chamber of Commerce: _____

It is agreed and stipulated as follows:

Art. 1 - Object of the Lease and Authorized Equipment

Fundamental Preamble: This Article defines the object of the lease making exclusive reference to the identification codes contained in Att. R, attached or otherwise made available to the Tenant. The parties acknowledge that this article is not intelligible separately from said Att. R, which acts as an indispensable legend to decode the spaces, equipment, and systems granted.

1.1. Real Estate Unit in object

The Company grants to the Tenant the enjoyment of the following real estate unit (Room/Apartment):

- **Identification Code:** R2-_____
- **Assignment Type:**
 - Exclusive Use (Private) Shared Use (Bed Place) ¹

1.2. Duration of the Relationship

This lease/loan is stipulated for a duration of _____ (_____) nights, starting on _____ and ending on _____.

1.3. Common Spaces and Appurtenances (Internal and External)

The Tenant has the right of access and use of common spaces (e.g., Lounges, Kitchens, Courtyards, Gardens) contained in Att. R, according to the following methods:

- All:** Access to all common spaces of the entire real estate compendium registered.
- Limited to the Complex:** Access only to common spaces located in the Building/Complex: _____.
- All spaces classified as "External/Appurtenances" in Att. R.**
- Specific Selection (Inclusions/Exclusions):**
 - **Specifically including (Codes):** _____
 - **Excluding however (Codes):** _____

1.4. Sanitary Facilities

The availability of sanitary facilities is regulated as follows:

- Private Bathroom (Exclusive Use):** Bathroom code assigned exclusively: _____.
- Common Bathrooms (Shared Use):** The Tenant has the right to use common bathrooms, according to the following specification:
 - All bathrooms** classified as "Common" (not assigned exclusively to others).
 - Only the following codes:** _____.

Minimum Guarantee: In any case, access to at least one shared sanitary facility located within the same real estate complex as the residential unit is guaranteed, as defined by Att. R.

- Mixed Regime:** _____.

Art. 2 - Economic Aspects and Nature of the Contract

This article regulates all financial aspects of the relationship. The legal nature of the contract is determined by the following selection, which prevails over the document title.

- Lease Contract (Tourist/Transitional Residential):** This contract is configured as a lease.

- **Rent Amount:** The total consideration is agreed at € _____ (_____), calculated on the basis of € _____ per night.

- **Gratuitous Loan for Use:** This contract is configured as a gratuitous loan for use pursuant to arts. 1803 et seq. of the Civil Code. The consideration is equal to zero (€ 0.00), without prejudice to the reimbursement of out-of-pocket expenses (utilities and registration).

Registration and Expense Allocation²

The burden of registration of this deed, where due, will be allocated as follows:

- Entirely by the Signatory
- Entirely by the Landlord
- Shared 50% between parties

Art. 3 - Personal, Medical, and Legal Declarations

The Tenant is aware that the truthfulness of the declarations made regarding their identity and legality of residence is an essential condition of this relationship; their falsity constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

3.1. Legality of Residence and Documentation

The Tenant declares and guarantees to be able to legally reside in the Italian territory for the entire agreed period and to be in possession of all the necessary documentation (Visa, Residence Permit, etc.), a copy of which has been transmitted to the Company.

3.2. Judicial Declarations (Criminal Record)

Privacy and Safety Note: Sharing living spaces requires high standards of trust. As specified in Att. D, judicial data are treated with maximum confidentiality in accordance with GDPR and will not be disseminated.

The Tenant, under their own responsibility, declares the following regarding their judicial position:

- No Criminal Record:** Declares to have no criminal convictions and no pending criminal proceedings.
- Past Convictions or Pending Proceedings:** Declares to have convictions or pending proceedings (specify below).

If applicable, provide summary details:

²**Legal References:** Registration taxes are determined based on the chosen contract type: If Lease < 30 days: Not subject to mandatory registration (Cost € 0.00); If Lease > 30 days: Subject to registration (2% of rent, min. € 67.00) plus stamp duty; If Loan for Use: Subject to fixed-term registration (€ 200.00) plus stamp duty. Ref. Arts. 5, 17 DPR 131/1986; Art. 1803 Civil Code.

Appendix: Final Provisions and Approvals

Integrity, Language and Identity

This contract is drafted in a bilingual format (Italian and English). The parties agree that the Italian text constitutes the only official and legally binding version; in case of divergence, the interpretation based on the **Italian language** shall prevail for all legal purposes.

This Contract and its Attachments constitute the full agreement between the Parties. The Company **is not a non-profit organisation** and the relationship **is not a volunteer activity**.

Att. A Configuration

Pets with the Tenant

The presence of pets is regulated as follows (if not present, leave fields empty):

- Presence of Pets

Species	Breed	Name	Sex	Code (ISO)

Compliance: The Tenant declares that any animals comply with health regulations. All responsibility falls exclusively on the Tenant.

Att. B Configuration

Subjects in Conditions of Fragility

The Signatory declares the presence of any conditions of fragility or special needs:

- Need for Assistance or Disability

Details: _____

Minors Accompanied by the Tenant

The Signatory declares the presence of the following cohabiting minors:

- Presence of Minors

1. Declared Disabilities or Handicaps:

2. Minors or Dependents:

Fundamental Warning (Requirements for Minors): If there are accompanying minors, this contract **is not sufficient**. It is **mandatory** to sign a **Separate Specific Contract (Code RM)** dedicated to the protection and safety of minors.

Att. C Configuration

Registration of Significant Assets

The Tenant registers here personal assets valued over € 500.00 for protection and safety purposes:

Item Description	Serial/ID	Value (€)
_____	_____	_____
_____	_____	_____
_____	_____	_____

Heating and Smoking Configuration

With reference to fire safety and coexistence rules:

- **Stove Use:**
 - No Use Allowed ³
 - Use of All Room Stoves
 - Only Specific Stoves: _____
- **Smoking Regime:**
 - Smoker (Outdoor areas only)

Space Management and Assignment Variation

In derogation of the normal exclusive or shared assignment, the Landlord reserves the following spatial reorganization rights (if checked):

- Density Increase (Adding Beds):** Right to add further beds in the assigned room.
- Mandatory Relocation:** Right to move the Signatory to another room or equivalent housing unit.

Att. D Configuration

Data Processing Consents (GDPR)

In accordance with EU Regulation 2016/679 (GDPR), the Signatory expresses their consents regarding the processing of personal data:

- Essential Data (Contract Execution)
- Transparency (Internal Team)
- Marketing (Zero Sale)
- Social Media (Image Publication) ⁴

³**Default Option:** Il divieto assoluto di utilizzo stufe è l'impostazione di default standard per questioni di sicurezza antincendio e consumo elettrico.

⁴**Default Option:** Di default vengono richiesti ed approvati tutti i consensi privacy e pubblicazione immagini.

Att. F Configuration

Security Deposit

Important Note: These funds do not constitute a payment, expense, or revenue, but a **refundable fiduciary deposit**. It will be returned in full at the end of the contract, provided that all rules defined in this document and structural policy are respected. (Please read all of Att. F carefully).

The Signatory deposits as a guarantee the sum of: € 200,00⁵

Minimum Security Threshold (Minimum Value): € 100,00⁶

- Concurrent Payment (Receipt):** The signature of this attachment acts as a receipt of collection (payment already received in cash or to account).
- Deferred Payment (Condition Precedent):** The contract is **not active** and ensures no rights until the actual crediting of the payment to the account below. ⁷
- **Suggested Reference:** _____

Bank Details

Payments must be made according to the following specifications:

- **Beneficiary:** *Simone Testino*
- **IBAN:** IT94I0338501601100080084122

Payment Frequency

The parties agree on the following payment modalities:

- | | | |
|---|---|--|
| <input type="checkbox"/> Weekly Frequency
<hr style="width: 100%;"/> <i>Regularly:</i> every 7 nights, 3 days in advance. | <input type="checkbox"/> Monthly Frequency
<hr style="width: 100%;"/> <i>Regularly:</i> every 30 nights, 1 week in advance. | <input type="checkbox"/> One-off Payment
<hr style="width: 100%;"/> The entire contractual amount must be settled in full before access . |
|---|---|--|

Guarantee Fund Operations

- Authorization to charge for operational costs.
- Authorization to charge via informal channels.

Att. H Configuration

Privacy Note (Protected Data): Health information provided is treated with the highest confidentiality, as specified in Attachment D (GDPR).

Health Status and Medical Coverage

- National Health Service (Card Num.): _____
- Private Insurance (Details): _____

⁵**Default Option:** Il valore di default standard per il versamento del deposito cauzionale è pari a €200,00.

⁶**Default Option:** La soglia minima di sicurezza di default, sotto la quale il contratto rischia la risoluzione e diviene obbligatorio il reintegro, è pari a €100,00.

⁷**Default Option:** Il versamento differito tramite bonifico bancario è la modalità più tracciabile e quella impostata come sicura di default.

Work Coverage (INAIL)

- INAIL or Other Work Insurance:** The Signatory declares to have coverage and commits to send details and proof to the corporate PEC colivingliguria@pec.it.

Declarations of Self-sufficiency and Logistics

- Self-sufficiency:** The Signatory declares to be perfectly able to take care of themselves, holding the Company harmless from any responsibility.
- Inability to Shop Independently:** Medical declaration of inability to walk 15-25 mins.
- Corporate Takeover (Groceries):** The Company agrees to take care of daily groceries.

Allergies and Intolerances

The following reports (food, animals, materials) are necessary for the correct organization of catering and assistance services (Att. Z):

Medical Information for Emergencies (118)

Notes for emergency services (optional - protected data Att. D):

Att. K Configuration

Outdoor Overnight Permission

- Sleeping in an outdoor area other than the main housing unit assigned in Att. R (in tent/van) is **Permitted**.
- No Room Assigned:** If the main contract (or Att. R) indicates "See Att. K" for the room, it is understood that the Signatory is assigned no room inside the structure, but solely the use of the outdoor pitch defined herein.

Area Details and Localization

- **Pitch/Area Identifier:** _____
- **Maximum Occupants Capacity:** _____
- **Access Notes:** _____

Mode and Type

Tent or Free Area

- Selected

Type:

- Owner Provided
 User Provided

Equipment:

- Ground Only
 Power/Water
 Pitched

Motorized Vehicle

- Selected

Vehicle Type:

- Van
 Camper

External Utilities (see Att. L):

- Not Required (Autonomous)
 Required (Hookup)
-

Att. L Configuration

Utilities and Ancillary Expenses

The parties agree on the following regime for utilities (water, electricity, gas, internet, waste):

- Inclusive Regime**
- Chargeback Regime (Excluded):**
 - Fixed Fee (Flat): € _____
 - Overall Percentage: _____%
 - Pro-Capita Sharing ⁸

Note on Payments: In case of chargeback, amounts will be deducted directly from the debt line (Att. F). No formal communication via PEC is required.

Furnishing Modalities

The room is delivered unfurnished; the final configuration will follow one of the following options:

- Signatory's Personal Furniture
- New Agreed (60/40 Investment)
- Detailed Furnishing Plan (Separate Module)
- Non-Agreed Furniture (Signatory Property)
- Self-Furnishing from Company Storage
- Used Assisted (Landlord Property) ⁹

Systems and Electrical Safety (Strict Details)

The electrical system is configured as follows. Any violation of the prohibitions constitutes **Gross Negligence**:

- Standard System (Certified):** Free use of CE-marked appliances.
- Limited Use System (Non-Certified):** Use limited to pre-installed USB/low voltage devices.
- Deactivated by Management Safety Policy:** Power supply disconnected at source for management/safety reasons. ¹⁰

Optional Services

The following services are optional and not binding for signing the contract:

- Air Conditioning System

Internet Connectivity (Optional)

- Low Speed (indicative: ≤ 50 Mbps)** ¹¹
- High Speed (indicative: ≥ 500 Mbps)**

⁸**Default Option:** Le utenze sono di default escluse dal canone e ripartite pro-capite.

⁹**Default Option:** Il mobilio di default è fornito direttamente da ColivingLiguria ed è di proprietà della struttura.

¹⁰**Default Option:** L'impianto elettrico è di default disattivato per i comodati d'uso gratuiti per prevenire l'uso improprio di grandi elettrodomestici.

¹¹**Default Option:** Low-speed Wi-Fi is the default option. The speed is indicative and not guaranteed.

Att. M Configuration

Authorized Tool Sets (see Att. R for the full list)

The Signatory is authorized to use tools belonging to the following sets. The full list, with individual items, manuals, and identification codes, is defined in **Attachment R**. Only tools listed in Att. R with an attached manual are authorized.

- None** (no tools authorized)
- General Maintenance
- Woodworking
- Plumbing
- Electronics and Electricity
- Metalworking
- Gardening
- Professional Kitchen
- Cleaning and Hygiene

Work Approval Regime

- Informal Approval (Zero Risk):** Enables the simplified procedure for small hobby interventions in total autonomy. Definitions, mandatory limits of purpose, and the total liability waiver for the Landlord are bindingly detailed in Att. M (Core).

Declaration of Competence and Compliance

The Signatory declares their experience and technical competence for the use of the selected equipment:

The Tenant declares to have the necessary experience for the selected equipment, to accept them in their current condition (as per the findings of the Landlord's SQL/BIM databases poured into Attachment R), and confirms having received or having free access to the relevant User Manuals indicated in the official inventory, which they undertake to strictly consult.

Event Spaces Access

- Outdoor Garden (Plot 522)
- "Il Forno" Area (Plot 529)

Authorized Event Types

- Major Events (Annual/Holidays)
- Minor Events (Local/Weekly)

Attachment T Configuration (Releases and Termination)

Withdrawal Regime (Precarious Loan)

The following option, if checked, defines the Company's right to demand immediate eviction in the absence of a binding contractual term:

- Ad Nutum Withdrawal ex Art. 1810 c.c.:** Applicable specifically in loan for use contracts. The Company reserves the potestative right to demand the immediate return of the space and appurtenances at any time, at its unquestionable judgment and without the need to provide notice or justification.
-

Att. Z Configuration

Food and Catering Services

The meal service is configured as follows:

- No Service (Food supply not included)
- In-Kind Board (Self-sufficiency/Garden)
- Basic Pantry (Long-life goods)
- Full Management (Ready meals)

Personal Services and Maintenance

The following services managed by personnel or external logistics are active:

- Cleaning of Public/Common Spaces
- Cleaning of Private Spaces/Room
- Clean Linen Supply
- Laundry Service

Jurisdiction and Perfection

For any dispute arising from the interpretation or execution of this contract, the **Court of Savona** shall have exclusive jurisdiction.

The relationship is considered perfected only upon receipt of the signed copy and proof of required payments.

Attachments and Hierarchy of Sources

Included and Signed Attachments: A, B, C, D, F, H, K, L, M, R, S, T, V, Z.

In case of contradiction between the clauses of the Articles and those of the Attachments, the clauses of the Articles shall prevail.

Document Identification

This contract is identified by the **Contract Code:** R2-_____.

For the purpose of certain and judicially verifiable identification by a technical expert, the document is also identified by its **SHA-256 hash code**. This code, generated on the entire signed PDF file, allows

cryptographically irrefutable attestation of the integrity and immutability of the document from the date of signing.

Document SHA-256 Code:

Subscription Method

The parties agree on the following subscription method for this contract:

Method A — Separate Sheet (Mail)

ColivingLiguria signs with a **qualified electronic signature** (Ref. Art. 24 D.Lgs 82/2005 (CAD)). The Signatory receives the signed PDF by email, verifies the SHA-256 code above, prints and signs the **Signatory Sheet** (single page: contract code, SHA-256, vexatious clauses, handwritten signature) and sends it to colivingliguria@pec.it on the **same date** as receipt of this document.

Method B — Separate Sheet (In Person)

Same as Method A: ColivingLiguria signs digitally. The Signatory signs the **Signatory Sheet** (with SHA-256) **in person** at ColivingLiguria's premises or an agreed location. The signed sheet is handed over physically and a scanned copy is sent to colivingliguria@pec.it.

Method C — Full In-Person Signing

Both parties sign the **complete contract** in physical presence. The Signatory signs every page of the document (including attachments). ColivingLiguria adds its handwritten or digital signature. A copy of the signed complete document is delivered to the Signatory.

Signatures

The Company

(Digitally signed document)

ColivingLiguria S.r.l. Benefit Company and Innovative Startup

VAT: 01939660096

Admin: Simone Testino

Ref. Art. 24 D.Lgs 82/2005 (CAD)

Signature valid with time stamping.

The Signatory

Signature of:

See attached Signatory Sheet (with SHA-256).

Place and Date: _____

(Legible signature)

The vexatious clauses pursuant to Arts. 1341–1342 of the Italian Civil Code and the related specific approval signature of the Signatory are reported in the separate **Signatory Sheet**, which, bearing the SHA-256 code of this document, is an integral and inseparable part of the contract and has identical legal value.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: A2-01

Attachment A**Pet Maintenance****The Company****ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**

(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096

REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com

PEC: colivingliguria@pec.it

Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____**Attachment Version:** A2-01

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

Privacy Notice (GDPR):

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Place: Cairo Montenotte · **Date:** March 30, 2026

Art. A1 - Legal Requirements and Documentation

The introduction of pets within the spaces of ColivingLiguria is subject to strict compliance with current national and European regulations. Access is allowed exclusively upon written approval and verification of the following original documentation:

- **Electronic Identification:** The animal must be equipped with a microchip (transponder) in compliance with ISO 11784/11785 standards.
- **Administrative Registration:** Registration with the Italian Register of Companion Animals must be carried out promptly after the move, in accordance with current regulations. No prior registration action is required upon arrival.
- **Mandatory Vaccinations and Rabies:** Possession of a Health Booklet certifying the regularity of basic vaccinations is mandatory. Furthermore, to protect the community, a valid **rabies vaccination is explicitly required**.
- **European Passport:** For animals coming from EU countries (or equivalent certificate for non-EU).

A1.1 Sending Documentation and Responsibility

At the time of entry, the Signatory must already be in possession of all health and identification documentation (Passport, Vaccinations, Microchip).

For organizational convenience, the Signatory is invited to send a digital copy of these documents to the ColivingLiguria email address.

It is understood that administrative regularization (e.g., local registration) and the maintenance of legal requirements are the exclusive responsibility of the Signatory. The Landlord does not perform merit checks and is not liable for any sanctions due to the Signatory's non-compliance.

Art. A2 - Pest Prophylaxis

In order to ensure the hygiene of common spaces (in particular carpets, sofas, and green areas), the Signatory is obliged to equip the animal with a suitable flea/tick collar (or certified equivalent spot-on treatment).

- **Mandatory Period:** This obligation is strictly in effect from **April 1st to October 31st** of each year.

The Landlord reserves the right to request proof of purchase or application of the treatment.

Art. A3 - Permitted Species and Approval

Authorization for ownership is always specific to the individual animal and must be approved in advance.

- **Dogs and Cats:** They are admitted, subject to a summary behavioral assessment by the Landlord.
- **Other Pets:** Small animals (e.g., hamsters, rabbits, guinea pigs) are admitted only if kept in suitable cages or secure cases within the private room.
- **Prohibited Animals:** Poisonous reptiles, exotic animals requiring complex CITES permits, or animals deemed dangerous by Italian law are not admitted.
- **Quantitative Limit:** A **maximum of 5 (five) animals** per individual contract is permitted. Should the number of animals exceed this threshold, it will be necessary to sign a separate and

independent agreement to regulate their presence, in order to ensure safety and space management.

Art. A4 - Access to Spaces

The areas of the facility are divided according to accessibility for animals.

Access prohibitions, where present, apply to the **species** (e.g., "Dogs Prohibited") and do not allow exceptions based on size, character, or training of the individual animal.

It is the exclusive responsibility of the Signatory to ensure that their animal does not access, even temporarily, the restricted areas.

A4.1 Current Status (Total Access)

As of the drafting date of this attachment, **dogs and cats have free access to all interior and exterior spaces** of the properties, in compliance with hygiene standards.

However, the Signatory acknowledges that this concession may be revoked or limited (e.g., prohibition of access in the kitchen or on sofas) by updating this Att., according to the **Attachment Variation Procedure** provided in the Lease Contract (e.g., in case of allergies of new tenants or repeated damages).

Art. A5 - Liability and Damage Management

The management of civil and economic liability arising from the custody of the animal varies according to the damaged party:

A5.1 A) Damage to ColivingLiguria Property

Should the animal cause damage to the structure, furnishings, systems, or any property owned by the Landlord:

- The cost of restoration or replacement will be taken **directly and as a priority** from the Security Deposit (Attachment F);
- Should the security deposit not be sufficient to cover the entire amount of the damage, the Landlord will take legal action to recover the excess amounts.

A5.2 B) Damage to Assets or Persons of Third Parties

Should the animal cause damage to things, animals, or persons belonging to other residents or guests:

- Such an event constitutes a private dispute between the Signatory (custodian of the animal) and the injured party;
- The Signatory acknowledges that **ColivingLiguria is totally exonerated from any liability** (civil, criminal, or administrative) regarding such events;
- ColivingLiguria will not act as an intermediary nor use the Signatory's security deposit as a guarantee for damages to third parties.

The repeated failure to observe hygiene rules or the failure to manage aggressive behavior of the animal constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

End of Attachment A - Pet Maintenance

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: B2-01

Attachment B

Suitability and Accessibility Specifications

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
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Place: Cairo Montenotte · **Date:** March 30, 2026

Art. B1 - Objective of the Document and Regulatory References

This attachment defines the suitability specifications of the property, making exclusive reference to the official definitions and classifications provided by the Italian legal system and current ministerial regulations. The objective is to guarantee maximum structural transparency and protect the safety of all residents. Any ancillary definitions or acronyms used in this document are clarified in detail within Att. V.

Art. B2 - Access and Stay of Minors (Prohibition and Exceptions)

In order to protect the psychophysical safety of subjects in developmental age, the Company applies a policy of maximum restriction:

- **Absolute Prohibition:** Access, transit, and stay within the entire facility by underage individuals (according to the legal definitions of the Italian State) are **strictly prohibited**.
- **Exception via Contract RM:** The only allowed exception to the aforementioned prohibition is subject to the prior stipulation and signing of a specific and separate contract, named "**Contract for Minor Residents**" (**Contract RM**). Even in the presence of such a contract, minors will have access exclusively to specific areas previously designated as safe, given the imposition of strict structural limitations and the absolute validity of access prohibitions to the remaining areas of the ColivingLiguria ecosystem.
- **Liability and Gross Negligence:** The Signatory or any adult who introduces or allows access to a minor in the absence of a valid and countersigned Contract RM assumes exclusive and total civil and criminal liability. This conduct constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**. The Company reserves the right to take legal action in any venue against the offender for having intentionally or negligently compromised the safety of a minor.

Art. B3 - Suitability for Disabilities and Special Needs

The suitability of spaces for people with disabilities or frailties (including mental or cognitive impairments) is strictly regulated in order to exclude any liability of the Company regarding violations of ASL provisions on architectural barriers and safety.

Legal Definitions	This contract fully adopts the legal and clinical definitions established by Law 104/1992 (Framework law for assistance and social integration) and D.P.R. 503/1996 (Elimination of architectural barriers).
Classifications	The reference categories include, but are not limited to: <i>Motor Disability</i> (reduced mobility or wheelchair), <i>Sensory Disability</i> (visual or hearing), <i>Intellectual/Relational Disability</i> , and <i>Frail/Elderly Subjects</i> . The operational details and accommodation procedures for each category are set out in the configuration file of this Attachment.
Space Mapping (Att. R)	The formal designation of which spaces and housing units are legally suitable to accommodate each of the aforementioned categories is exclusively delegated to Attachment R (Premises, Assets, and Inventory) .
Absolute Prohibition	It is categorically forbidden to assign or allow prolonged access to a housing unit to subjects with disabilities if Attachment R does not certify its full structural compatibility. This prohibition can only be overridden by a specific and separate contract granting an explicit exception and releasing the Company from any civil or administrative liability.

End of Document

Company's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

*Ref. Art. 24 D.Lgs 82/2005 (CAD)
Signature valid with time stamping.*

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: C1-01

Attachment C

House Rules

The Company**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**

(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096

REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com

PEC: colivingliguria@pec.it

Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____**Attachment Version:** C1-01

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

Privacy Notice (GDPR):

Personal data contained in this attachment (and in contract R2-_____) are processed pursuant to EU Regulation 2016/679 (GDPR), as detailed in Attachment D. Confidential document.

Courtesy Notice:

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The Italian version is the sole legally binding document.
For further details, please refer to the Appendix at the end of this document.*

Place: Cairo Montenotte · **Date:** March 30, 2026

Art. C1 - Current Status of the Regulations

It is acknowledged that, on the date of stipulation of this contract, the "House Rules" are to be considered primarily aimed at regulating some specific aspects of safety, eviction, and inspection.

Art. C2 - Conservation Manual and Guidelines

The "Conservation Manual" defines the technical requirements for the correct use and ordinary maintenance of the spaces and equipment.

C2.1 Status of the Guidelines

Upon signing the contract, the Manual is being defined. The Owner reserves the right to integrate it as soon as the architectural and interior design project is consolidated.

C2.2 Modification Procedure

Any integration or modification to the Manual will be notified to the Tenant according to the "**Unilateral Modification for Justified Reason**" procedure governed by **Attachment R**. Once accepted, these rules will become **binding** and their violation will entail the penalties provided for in **Attachment M**.

Art. C3 - Definition and Update Procedure

The Landlord reserves the right to define or update this attachment for justified reasons (e.g., peaceful coexistence, safety, use of common spaces).

All procedures for communication, acceptance, and possible withdrawal of the Tenant in the event of modification are exclusively regulated by what is agreed upon in **Attachment R**.

Art. C4 - Status of the Regulations and Penalties

Once introduced and accepted according to the procedure referred to in **Attachment R**, the House Rules will become binding.

The substantial violation of these rules constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

In addition, specific violations (which will be defined in the Rules themselves) may result in the application of financial penalties. Such penalties will be managed as per **Attachment F** ("Financial Management"), registering the amount of the fine in the Tenant's "Debt Line".

Art. C5 - Smoking and Cigarette Butts

C5.1 Smoking Ban in Internal Spaces

It is strictly forbidden to smoke inside any room, bedroom, or common space of the ColivingLiguria buildings. The facility is equipped with smoke detectors. The violation of this prohibition, ascertained visually or through the activation of the sensors, entails the immediate application of a penalty of € 50,00.

C5.2 External Areas and Respect

It is strongly discouraged to smoke in the immediate vicinity of the building. Please move far enough away to prevent smoke from re-entering through windows, doors, or vents, causing nuisance to other residents and permeating the spaces of ColivingLiguria.

C5.3 Management of Cigarette Butts

It is strictly forbidden to throw cigarette butts on the ground, both in the internal and external spaces of ColivingLiguria, as well as in the neighboring public or private areas. Butts must be strictly extinguished and thrown into the appropriate bins, respecting the waste disposal rules.

C5.4 Penalties for Abandoning Butts

Leaving butts outside the appropriate containers entails the application of a penalty of **€ 50,00** for each recorded infraction. This amount will be entered in the Tenant's "Debt Line", as regulated by **Attachment F**.

Art. C6 - Waste and Separate Collection

The Tenant undertakes to strictly respect the separate waste collection rules in force within ColivingLiguria and in the Municipality of Cairo Montenotte.

C6.1 Specific Management of Materials

- **Paper, Cardboard and Wood (Non-polluting combustibles):** They can be placed in the appropriate spaces dedicated to the storage of wood and combustible materials, to be valorized internally.
- **Plastic:** Must be disposed of scrupulously following the municipal directives and calendars.
- **Glass:** Managed internally. Since many jars and containers are reused, glass must be separated and given to the staff or placed in the indicated areas for reuse, not thrown away.
- **Wet waste (Organic):** Disposal occurs through an internal composting system. It is forbidden to throw wet waste into unsorted trash.
- **Metals and Other Materials:** Must be disposed of according to current municipal regulations.

C6.2 Information and Responsibility

More operational details are available on **Attachment R**. By signing this contract, the Tenant:

- Confirms having understood the applicable waste separation rules;
- Assumes full responsibility for any administrative penalties resulting from their own incorrect waste management, indemnifying the Landlord from any burden.

Art. C7 - Stoves and Fireplaces

C7.1 Background and Responsibility

Wood stoves and fireplaces are present in both the common areas and private rooms of ColivingLiguria. These devices are **extremely dangerous** for two main reasons:

1. **Fire Risk:** Combustible materials in the vicinity of the stove can catch fire.
2. **Food Poisoning Risk:** Ashes produced by the stoves are used for cultivation. Burning unsuitable materials (plastic, colored paper, etc.) contaminates the ashes and can cause food poisoning.

By signing this contract, the Tenant **assumes full and total responsibility** for any consequences arising from their actions regarding the use of stoves and fireplaces. This responsibility includes:

- **Legal consequences:** Including the possibility of criminal proceedings and imprisonment in the event of arson or negligent fire.
- **Financial consequences:** Including the compensation for the full value of the property and damages to third parties.

ColivingLiguria and the Landlord are in no way responsible for improper conduct regarding the use of stoves, both in common and private areas.

C7.2 Stufe Assegnate.

The contract or its configs specify exactly which stoves and fireplaces the Tenant is authorized to use (identifiable by the codes of **Attachment R**). **It is absolutely forbidden** to use unlisted stoves or fireplaces.

Every stove and fireplace in the building is numbered and equipped with its own fire extinguisher. The deliberate or accidental use of unassigned stoves constitutes a violation of these rules.

Modification requests: Should the Tenant desire authorization to use other stoves, they must send a written request to the official email address. This request may be accepted or rejected at the Landlord's discretion.

C7.3 Materiali Combustibili - Distanza di Sicurezza.

It is **strictly forbidden** to leave any combustible material within **1 (one) meter** of any stove or fireplace, at any time and for any reason, even accidentally.

Combustible materials include, but are not limited to: plastic, wood, paper, cardboard, fabrics, curtains, wooden furniture, clothing, and any other flammable material.

This prohibition applies **always** during the **winter period** (as established by **Attachment R**), even when the stove is off. During the summer months, the prohibition applies only when the stove is lit or hot.

Penalty: The violation of this prohibition entails the immediate application of a penalty of **€ 50,00** for each recorded infraction.

C7.4 Materiali Bruciabili.

In the stove, it is allowed to burn **exclusively** combustible materials provided by the Landlord and taken from the respective designated storage areas.

Storage areas and containers (wood storage, ash bin) are defined in **Attachment R**. It is **mandatory** to take wood exclusively from the designated storage and deposit ashes exclusively in the designated bin.

It is **strictly forbidden** to burn:

- Plastic of any kind;
- Paper of any kind (including white paper);
- Cardboard;
- Artificially colored materials;
- Wood or materials not from the designated storage;
- Any other material not expressly provided by the Landlord.

Sole exception: Any kindling materials (firelighters, twigs, etc.) expressly provided by the Landlord and present in the wood storage.

This prohibition is **extremely important** as the ashes are used for growing food. Contamination of the ashes can cause food poisoning.

Penalty: Violation of this prohibition entails the immediate application of a **€ 50,00** penalty for each recorded infraction, as well as full responsibility for any health consequences resulting from the contamination.

C7.5 Uso Consentito della Stufa.

The **only allowed actions** regarding the stove are the following:

- Taking wood and kindling materials from the designated wood storage (as per **Attachment R**);
- Storing the wood in a container at least 1 meter away from the stove;
- Inserting wood into the stove for ignition;
- Using the lighter or matches provided for this purpose;
- Removing ashes and depositing them in the designated ash bin (as per **Attachment R**);
- Performing ordinary cleaning using exclusively the tools provided with the stove (if present).

C7.6 Divieto Stagionale (Riscaldamento Spento).

During the period when the central heating system is off (so-called "Non-Thermal Season"), any lighting of fires in wood stoves or fireplaces is **strictly forbidden**, regardless of weather conditions or perceived temperature. **Exception:** The only waiver granted is in the presence of specific written authorization from the Landlord for exceptional events. **Penalty:** Violation of this seasonal prohibition entails the automatic application of the established penalty (see below).

It is **strictly forbidden**:

- Moving the stove to other positions in the room or building;
- Making any modifications to the stove;
- Performing special cleaning or extraordinary maintenance;
- Any other action not expressly listed above.

C7.7 Outdoor Fires

No fire is permitted outdoors, neither inside nor outside the buildings, except in fireplaces or BBQ areas **expressly indicated in the individual contract**.

Normal use of outdoor fireplaces **is not permitted** unless specifically mentioned in the contract. Violation of this prohibition entails the immediate application of a penalty of **€ 50,00** for each recorded infraction.

C7.8 Exceptions

No exception to the above rules is allowed, except with written authorization sent via the official email (PEC: _____).

Verbal, oral authorizations, via WhatsApp or any other unofficial means are not valid. Only a signed document sent via the official email constitutes a valid exception.

Note: The definitions of the seasonal periods (winter, summer) are reported in **Attachment R**.

C7.9 Penalties and Consequences

Any violation, even the smallest, of what is established in this section involves as a primary and inevitable consequence the deduction of **€ 50,00** from the Tenant's Credit Line, as regulated by **Attachment F**. This penalty is **immediate, indisputable, and non-negotiable**.

The consequences of violations can **vastly exceed** the amount of the security deposit paid.

Repeated or serious conduct: Repeated or serious violations regarding the use of stoves and fireplaces constitute an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

Art. C8 - Term Definitions and Special Regime

Right of Inspection: The regime establishing the unconditional right of the Landlord (or person designated by them) to carry out periodic checks of the assigned real estate unit, subject to a written notice of at least 24 hours, in order to verify compliance with contractual clauses.

Eviction for Works: The possibility, at the Landlord's discretion and in the face of structural or extraordinary maintenance needs, to require the Tenant to temporarily vacate the assigned unit, against unconditional provision of alternative accommodation of equal or better standard for the entire duration.

Art. C9 - Application of Inspection and Eviction

This section applies **exclusively** to Real Estate Units for which the **Right of Inspection** and/or **Eviction for Works** has been specifically selected within the **Attachment C** checkbox boundary.

C9.1 Eviction Request Process

If the need arises, the request will be formally notified via PEC to the Tenant's email address, with **at least 3 (three) days' notice** regarding the eviction date. The communication will include a digitally signed document specifying the details of the intervention, the expected duration, and the Tenant's obligations.

C9.2 Penalty for Failure to Move

The Tenant is required to respect the indicated eviction date. Any delay, however slight, is considered "non-compliance".

For each day of delay starting from the requested deadline, a penalty will be automatically registered in the "Debt Line" (**Attachment F**), calculated as follows:

- € 20,00 (twenty/00) per day for vacating a single room.
- € 50,00 (fifty/00) per day for vacating a unit consisting of at least room, kitchen, and bathroom.

Art. C10 - Utility Usage and Energy Saving

C10.1 Prohibition of Waste and Abuse

The Tenant is required to make responsible and conscious use of resources (electricity, water, gas). Any disproportionate use or use not conforming to normal intended use is strictly forbidden.

C10.2 High Consumption Device Ban

It is **forbidden** to continuously use (more than 2 hours) personal devices consuming over **2kW** (e.g., electric heaters, portable air conditioners, additional induction plates), without express written authorization. The unauthorized use of electric heaters is always prohibited in the presence of a functioning heating system or available wood stoves.

C10.3 Specific Penalties

Violation of utility usage rules entails:

1. The immediate application of a **penalty of € 50,00** for each ascertained violation.
2. The **punctual reimbursement of the actual cost** of improperly consumed energy (estimated or detected via monitoring systems).

These amounts will be charged to the "Debt Line" as per **Attachment F**.

Art. C11 - Variation of Assignment and Housing Density

If the appropriate options have been selected in the Configuration Attachment, the Company reserves the unilateral and unquestionable right to modify the Tenant's housing conditions. This right may be exercised for proven management needs, including: renovation works, extraordinary maintenance, strategic company priorities, or the need to accommodate unexpected priority staff/guests.

C11.1 Increase in Beds and ASL Limits

The Landlord has the right to insert additional beds and new occupants within the room originally assigned to the Tenant. The increase in housing density will in any case take place in strict compliance with the sanitary limits and minimum areas imposed by the **Italian Health Ministerial Decree of July 5, 1975** (minimum 9 sqm for a single room, minimum 14 sqm for a double room). The Company declines all responsibility for any inconvenience arising from the new sharing of spaces, as this eventuality is pre-accepted by the Tenant, in absolute compliance with legal health parameters (ASL).

C11.2 Relocation to Another Room/Unit

The Company also reserves the right to order the temporary or permanent transfer of the Tenant to another room or housing unit of equal level or suitable for basic needs.

C11.3 Integration for Gratuitous Loan for Use

If this relationship is configured as a **Gratuitous Loan for Use (Comodato)**, the aforementioned spatial modification and relocation faculties are in any case **always implicitly authorized** by virtue of the lender's prerogatives under **Arts. 1809 and 1810 of the Italian Civil Code**. The modulation of the assignment is to be understood as a more favorable alternative for the Tenant compared to the Landlord's unconditional right to demand the immediate return of the asset for urgent and unforeseen needs.

C11.4 Environmental Compliance and Waste Management

The Signatory obliges themselves to strictly comply with local and national regulations on waste disposal and environmental protection, with particular reference to the Consolidated Environmental Act (D.Lgs. 152/2006). The abandonment of waste, illegal dumping, or failure to separate waste attributable to the Signatory will make them solely civilly and criminally responsible before the Authorities. Any fines notified to the Company will be fully charged to the Signatory's Debt Line (Att. F), in addition to constituting a serious contractual breach.

C11.5 Strict Access Reserved for Contracted Parties

To protect the safety and privacy of the community, access to ColivingLiguria facilities is strictly reserved only to subjects with a regular and valid contract stipulated and digitally signed with the Company. It is strictly forbidden to invite, host, or allow access in any capacity to third parties external to the contractual relationship.

C11.6 Serious Violations and Sanctions

Any obvious and voluntary infringement of safety rules, peaceful coexistence, or absolute prohibitions contained in the Conservation Manual constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

End of Document

Company's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

*Ref. Art. 24 D.Lgs 82/2005 (CAD)
Signature valid with time stamping.*

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: D1-01

Attachment D

Data Processing and Privacy

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: D1-01

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

Privacy Notice (GDPR):

Personal data contained in this attachment (and in contract R2-_____) are processed pursuant to EU Regulation 2016/679 (GDPR), as detailed in Attachment D. Confidential document.

Courtesy Notice:

*AI-generated translation for informational purposes only.
The Italian version is the sole legally binding document.
For further details, please refer to the Appendix at the end of this document.*

Place: Cairo Montenotte · **Date:** March 30, 2026

Art. D1 - Data Processing for the Signatory

D1.1 Privacy Notice (GDPR)

The Landlord (ColivingLiguria S.r.l. Benefit Company and Innovative Startup) processes the Tenant's personal data (personal, tax, banking, and contact details) for the following purposes:

- Execution of this contract and its attachments;
- Mandatory tax, accounting, and legal obligations;
- Management of coexistence, monitoring, and transparency within the community.

D1.2 Legal Basis and Controller

Legal Basis: Execution of the contract (Art. 6, para. 1, lit. b) GDPR), legal obligations (Art. 6, para. 1, lit. c) GDPR), and legitimate commercial/statistical interest (Art. 6, para. 1, lit. f) GDPR).

Data Controller: ColivingLiguria S.r.l. Benefit Company and Innovative Startup, based in Strada Chiappella, 21, 17014 Cairo Montenotte (SV), Italy, PEC: colivingliguria@pec.it.

D1.3 Retention and Internal Sharing

Data will be kept for the duration of the contract and for the subsequent **10 (ten) years**, as required by Italian tax and civil laws (Art. 2220 c.c., D.P.R. 600/1973).

The Tenant is aware and accepts that all documents provided (including identity documents and private data) will be stored in secure digital systems and **shared with the ColivingLiguria company team** for management, security, and internal operational purposes. Such sharing occurs exclusively within the project, in protected digital folders and documents, in full compliance with the GDPR and company confidentiality policies that prohibit unauthorized external disclosure.

D1.4 Rights of the Interested Person

The Tenant has the right to access their data, rectify them, object to processing within legal limits, or lodge a complaint with the Supervisory Authority. To exercise these rights, contact the PEC: colivingliguria@pec.it.

Art. D2 - Monitoring, Transparency and Publication of Data

D2.1 Commercial Use and Sale Ban

The Tenant grants the Landlord the right to use the collected data for statistical, analytical, internal management, and commercial purposes. However, **the sale of the Tenant's personal data to third parties by ColivingLiguria is strictly forbidden**. The data remains for the exclusive use of the Controller and will not in any way be sold for profit to external parties.

D2.2 Data Subject to Publication (Transparency)

ColivingLiguria adopts a policy of radical transparency towards the entire community. By signing this contract, the Tenant consents to the publication, even on digital platforms accessible to other residents or the public, of the following purely contractual and financial data:

- Contractual details (the contract itself, start and end dates, assigned unit);
- Rent installments, payments made, and remaining security deposits;
- Payment delays, applied penalties, and the status of the "Debt Line" (as per **Attachment F**);
- Quantitative data of energy and resource usage processed via IoT monitoring systems.

D2.3 Absolute Limits of External Publication

To protect the individual and in compliance with the mandatory limits of the GDPR, **no consent can ever authorize the public** disclosure or publication of the following data, which remain strictly reserved for internal team use:

- **Identity Documents:** The public disclosure of photos or scans of passports, identity cards, driver's licenses, visas, or tax codes is categorically prohibited. These documents are accessible only to authorized team members for legal and management purposes.
- **Sensitive Data (Art. 9 GDPR):** The publication of data relating to health, medical records, biometrics, orientation, beliefs, or genetic data is prohibited.
- **Judicial Data (Art. 10 GDPR):** The publication of criminal records or information on criminal convictions and offenses is prohibited.

Art. D3 - Image and Social Media Release

D3.1 Grant of License

For the purposes of promoting and documenting the activities of ColivingLiguria, the Tenant grants the Landlord, explicitly and free of charge, a non-exclusive, irrevocable, and transferable license for the use and publication of images (photos and videos) taken within the properties of ColivingLiguria.

This license includes the right to use:

- The image, portrait, and voice of the Tenant;
- The image of pets owned or in the custody of the Tenant;
- The image of goods and properties of the Tenant present in common or visible spaces.

Use is permitted for commercial, promotional, and documentation purposes on any social platform and website where the Landlord is active.

D3.2 Validity of Consent

Signing this contract constitutes full and informed acceptance of this clause and acts as consent under privacy laws. The Landlord is therefore exempted from requesting any further specific consent, written or verbal, for individual publications.

D3.3 Limits

The Landlord undertakes to use such material in full compliance with current Italian and European laws (GDPR) and public decency, excluding any use that may harm the reputation or dignity of the Tenant.

Art. D4 - Consent to Processing

D4.1 Declaration of Consent

The Tenant, by signing the main contract, declares to:

1. Have read and understood this information notice on the processing of personal data;
2. Consent to the processing, commercial use, and publication for transparency, fully accepting the legal limits previously stated;
3. Be aware of their rights under the GDPR.

End of Document

Company's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

*Ref. Art. 24 D.Lgs 82/2005 (CAD)
Signature valid with time stamping.*

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: F2-01

Attachment F

Financial Management

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: F2-01

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

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Place: Cairo Montenotte · **Date:** March 30, 2026

This Att. defines the financial management of the relationship between the **Landlord** (the one offering the space/service) and the **Signatory** (the contractual counterparty), establishing a formal "double-entry" system for guarantee management.

Art. F1 - Definition of Guarantee Funds and Registers

For the purposes of this contract, two formally distinct and parallel guarantee management instruments are established:

F1.1 Guarantee Fund (Security Deposit):

This fund consists exclusively of the **Security Deposit** defined in the reference Contract and any subsequent "Deposit Increases". It represents the value that the Signatory entrusts to the Landlord as a guarantee of obligations.

F1.2 Register of Pendencies:

This register is a formal account of all debts that the Signatory accrues towards the Landlord. It includes, by way of example:

- Unpaid fees;
- Late payment penalties (Art. F.2);
- Costs for penalties or damages;
- Any other sum owed to the Landlord.

Art. F2 - Application of Penalties and Voluntary Compensation

To safeguard the proper conduct of coexistence and compliance with the House Rules (Attachment C), the parties agree to apply specific pecuniary sanctions for contractual violations, having the nature of a **Penalty Clause under Art. 1382 of the Italian Civil Code**. The application of such penalties (e.g., for smoking in unauthorized areas, damages caused, violation of peaceful coexistence) exempts the Company from the burden of proving the actual damage, without prejudice to the right to compensation for further damage.

F2.1 Authorization for Compensation (Art. 1252 c.c.)

In the event of an ascertained violation and consequent accrual of a penalty or debt to the Signatory (entered in the Register of Pendencies), the Signatory **hereby explicitly authorizes the Company to withhold the amounts due by deducting them directly from the Security Deposit**, operating a voluntary compensation pursuant to and for the purposes of **Art. 1252 of the Civil Code**. This deduction will be notified to the Signatory, who will be required to replenish the Security Deposit to its original value within the established terms.

Art. F3 - Anti-Evasion Declaration and Prohibition of Disguised Lease

The Parties acknowledge and declare in absolute good faith that the mechanism of penalties and deductions has a **strictly sanctioning, compensatory, and occasional function**, linked solely to explicit and documentable violations of the internal regulations.

It is explicitly and categorically forbidden for the Company to use the disciplinary sanction system in a systematic, pretextual, or periodic manner in order to simulate the collection of a rental fee (so-called "black market rent"). The Parties agree that any practice aimed at generating fictitious periodic payments disguised as penalties would constitute a **blatant violation of current tax regulations and of Arts. 1414 et seq. of the Civil Code (Contractual Simulation)**, and as such is to be understood herein as totally rejected, repudiated, and inapplicable to the rationale of this agreement.

Art. F4 - Payment Modalities and Frequency

The fees due by the Signatory, whether they are rent, expense reimbursements, or operational quotas, must be paid according to the frequency selected in the Configuration Attachment, respecting the following legal constraints of enforceability and crediting:

- **Weekly Frequency:** The payment for the subsequent period of enjoyment (7 nights) must be formally credited to the Company's account at least **3 (three) days** in advance of the start of the period itself.
- **Monthly Frequency:** The payment for the subsequent period of enjoyment (30 nights) must be formally credited to the Company's account at least **7 (seven) days** (one week) in advance of the start of the period itself.
- **One-off Payment:** The entire agreed amount for the full duration of the contract must be credited in full before accessing the premises or starting the provision of services.

Failure to comply with these advance deadlines (i.e., failure to credit the funds by the deadline) constitutes a delay to all legal intents and purposes and entails the immediate application of the penalties set out in the following Article, as well as the automatic registration of the debt in the Register of Pendencies.

Art. F5 - Late Payment Penalties

In case of failure to credit any amount due by the agreed deadline, the unpaid amount will be immediately recorded in the Register of Pendencies.

A **late penalty** structured as follows will apply to this amount:

- **Immediate Penalty (Minimum):** At the first second of delay (even for trivial amounts, e.g. € 1.00), a fixed penalty of **€ 50.00** is automatically triggered.
- **Weekly Surcharge (50%):** For each subsequent week of persistent non-payment, the total amount due (principal + accumulated penalties) will be increased by **50%**.
- **Duration:** This escalation mechanism continues until the debt is fully settled or the contract is terminated for default sanctionable pursuant to **Att. T**.

Accrued penalties will also be progressively recorded in the Register of Pendencies.

Art. F6 - Financial Default and Sanctions

Each reference Contract defines two key values:

1. **Security Deposit (Initial Value):** The amount paid that constitutes the Guarantee fund.
2. **Minimum Value (Security Threshold):** The threshold below which the net balance (Fund - Pendencies) must not fall.

The Signatory is required to maintain their net position above the Minimum Value.

F6.1 Default due to Reduction of Guarantee:

The Landlord has the right to invoke the **Event of Grave Breach** sanctionable pursuant to **Att. T** if the Guarantee Fund remains below the **Minimum Value** for a period exceeding **7 (seven) days**.

If the deposit falls below this threshold (due to deductions or otherwise), the Signatory has a mandatory obligation to replenish the deposit within **7 days** of notification. Should this term pass in vain, such conduct constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

F6.2 Default due to Negative Balance:

The Landlord has the right to invoke the **Event of Grave Breach** sanctionable pursuant to **Att. T** if the Register of Pendencies **exceeds** the Guarantee Fund (negative net balance).

Art. F7 - Voluntary Increase of the Guarantee

The Signatory has the right to voluntarily increase their Guarantee Fund at any time by making a bank transfer with the reason "**Deposit Increase**" and the contract code.

Art. F8 - Liability Limits

It is strongly reiterated that the Guarantee Fund **does not constitute a limit to the liability** of the Signatory.

The Signatory remains fully responsible for all obligations and compensations. If, at the end of the relationship, the Register of Pendencies exceeds the Guarantee Fund, the Signatory is required to settle the entire difference.

Art. F9 - Multi-Contract Management (Unified Fund)

F9.1 Principle of the Unified Fund

□ If there are **multiple concurrent contracts** (e.g. Lease and Collaboration) between the same parties (**Landlord and Signatory**), the Funds and the Registers operate as **unified instruments**.

F9.2 Unification of Values

- **Security Deposits:** The amounts paid for each contract are added into a single Guarantee Fund.
- **Minimum Value:** The minimum values defined in the individual contracts are added to form the overall security threshold.
- **Pendencies:** All debts (regardless of the contract of origin) flow into a single Register of Pendencies.

F9.3 Independence from the Cause

For financial management purposes:

- Deductions and credits occur on the overall balance;
- Termination clauses are applied by evaluating the global balance against the global minimum threshold.

F9.4 Final Refund

At the end of **all** contractual relationships, the net residual Guarantee Fund will be returned to the Signatory according to the procedures provided for in **Att. T - Contract Termination Conditions**. The refund takes place only when **all** contracts have ended and all outstandings are settled.

Art. F10 - Operations and Operational Cost Deductions

Where explicitly authorized in the Attachment F Configuration Section, the Signatory grants the Company explicit permission to withdraw from the Guarantee Fund (Security Deposit) the funds necessary to cover shared operational expenses. These include, but are not limited to: sharing of common food expenses, exceptional bills/utilities, or any other purchase or cost advanced and incurred by ColivingLiguria on behalf of the resident person.

Art. F11 - Consensus via Informal Channels

If the specific option is selected (Attachment F Configuration), the right of deduction referred to in the previous section is granted by the Signatory even if the agreements and spending consents exclusively occur via informal non-originally-signed written channels. Valid for such purposes are: instant messaging (e.g. WhatsApp, Telegram), informal emails directed to administration, or even a photograph of a handwritten consent. Such documentary evidence will constitute sufficient legal and contractual basis for the immediate deduction of funds.

Art. F12 - Corporate Bank Account and Reliability

The Contract is considered effective exclusively, and no service can be guaranteed or claimed, before the entire agreed amount (Security Deposit and first fee) is formally credited to the indicated account:

Bank	Isybank (Gruppo Intesa Sanpaolo)
IBAN	IT94I0338501601100080084122
BIC/SWIFT	ISYBITMM
Beneficiary	Simone Testino

As a guarantee and protection for the Signatory, such payment is made exclusively to a verified and traceable corporate account of the Company (**ColivingLiguria S.r.l. Benefit Company and Innovative Startup**) or, where explicitly indicated in the Individual Contract (Art.), to the personal account of the Administrator on a strictly transitional basis for preparatory purposes and to comply with **Bando PIA** constraints, ensuring in any case the highest standards of reliability, transparency, and financial traceability.

Art. F13 - Inactive Status and Transitional Management (Bando PIA)

Due to the Company's current "Inactive" status (**Preparatory Phase**), strategically maintained to preserve eligibility for public funds of the **Bando PIA**, the Company is temporarily not authorized to open and operate ordinary bank accounts in its legal name. Therefore, the Parties agree that, until the declaration of Start of Activity (SCIA), all payments related to security deposits and preparatory fees will be made to the Administrator's personal bank details (**Simone Testino**), who acts as a fiduciary custodian and guarantor of the traceability of such funds. These details will be formally updated with final corporate data as soon as the Company becomes bank-operational.

Art. F14 - Termination Guarantee on Gratuitous Loan (Ad nutum)

Exclusively in the case of a contract stipulated in the form of a Gratuitous Loan for Use in which the Company retains the right to terminate without the need to provide notice or justification (*ad nutum termination*), to protect the counterparty, the Company itself guarantees that the residual deposit — calculated net of any authorized previous operational deductions or damages — will be repaid to the Signatory **in full and immediately** at the time of check-out or eviction, without any further pretextual withholding or unjustified penalty.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: H1-01

Attachment H

Health and Safety

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: H1-01

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

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Place: Cairo Montenotte · **Date:** March 30, 2026

Art. H1 - Management of Medical Emergencies

Public safety and health are absolute priorities of the community. In case of a visible or suspected medical emergency involving the Tenant or third parties, the Owner and authorized personnel have the right to:

- Immediately access any space, including those assigned exclusively, to provide assistance or verify the health status.
- Contact emergency services (118) and provide them with the medical information contained in the configuration of this attachment.

Art. H2 - Processing of Sensitive Data (GDPR)

The information provided in the configuration form of this attachment is classified as "Special Categories of Data" (sensitive) under the GDPR.

- These data are collected exclusively for the purpose of **protecting the health and safety** of the Tenant.
- Processing is limited to secure storage and communication only to professional rescuers in case of necessity.
- The Tenant gives explicit consent to the processing of such data by signing the main contract.

Art. H3 - Health Status Declarations

Declarations provided by the Signatory regarding health status, allergies, or past pathologies are to be understood as **voluntary reports** for the purposes of safety and prevention.

- These reports do not lead to contract termination or exclusion from the facility, unless the omission of critical information constitutes a serious and imminent danger to the community or to the Signatory themselves.
- In case of emergency, these data will be used exclusively by professional rescuers.

Art. H4 - Declaration of Absolute Self-Sufficiency

The residence or loan relationship does not in any way constitute a provision of assistance, care, or medical guardianship. The Signatory declares to be **perfectly able to take care of themselves** and is perfectly self-sufficient for basic daily activities. This declaration applies and remains valid even in the case of minor motor or sensory disabilities (as defined in Att. B) that do not compromise basic self-sufficiency.

The Signatory **formally and fully holds the Company and its representatives harmless** from any civil, criminal, or moral liability linked to their health status or lack of assistance. Should the condition of self-sufficiency fail, such circumstance constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

Art. H5 - Extraordinary Food Support (Motor Inability)

If there are proven medical reasons why the Signatory has a disability or absolute motor inability to go grocery shopping independently (evaluated as an inability to take a 15-25 minute walk on a flat paved road), an exemption clause can be activated.

The Signatory declares themselves unable to perform this vital task for medical reasons and is free to send the necessary medical documentation capable of certifying this state to the Company's PEC address colivingliguria@pec.it.

In this scenario, so that the Catering service (Att. Z) can proceed regularly without danger to the Tenant's safety, **the Company must explicitly assume the responsibility** (via the appropriate selection in Configuration Attachment H) to ensure the presence of internal or external company staff tasked with carrying out daily/weekly grocery shopping on behalf of the resident in question. This is to all effects an assumption of logistical and human responsibility that the Company may accept or decline at its sole discretion during the drafting of the contract.

Att. H Configuration

Privacy Note (Protected Data): Health information provided is treated with the highest confidentiality, as specified in Attachment D (GDPR).

Health Status and Medical Coverage

- National Health Service (Card Num.): _____
- Private Insurance (Details): _____

Work Coverage (INAIL)

- INAIL or Other Work Insurance:** The Signatory declares to have coverage and commits to send details and proof to the corporate PEC colivingliguria@pec.it.

Declarations of Self-sufficiency and Logistics

- **Self-sufficiency:** The Signatory declares to be perfectly able to take care of themselves, holding the Company harmless from any responsibility.
- Inability to Shop Independently:** Medical declaration of inability to walk 15-25 mins.
- Corporate Takeover (Groceries):** The Company agrees to take care of daily groceries.

Allergies and Intolerances

The following reports (food, animals, materials) are necessary for the correct organization of catering and assistance services (Att. Z):

Medical Information for Emergencies (118)

Notes for emergency services (optional - protected data Att. D): _____

End of Attachment H

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: K1-02

Attachment K

Camping and Outdoor Sheet

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: K1-02

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

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Place: Cairo Montenotte · **Date:** March 30, 2026

Art. K1 - Identification of the Assigned Unit and No Room Assigned

This Attachment is inextricably integrated with the Contract R or Contract I stipulated by the Signatory. Every individual holds the exclusive right to stay solely within the specific unit and/or room assigned in their contractual document or in Attachment R.

If in the contractual document, referring to the assigned room, the wording "See Att. K" is explicitly reported (with the "Alternative to Room" selection active in the Configurator of this Attachment), it is irrevocably agreed that **no room or internal covered space is assigned to the Signatory**. In this scenario, the sole right of stay granted is limited to the outdoor pitch or area specifically identified in this Attachment K.

Art. K2 - Prohibition of Unauthorized Occupation

Without the drafting and formal acceptance of a new written agreement between the Parties, the Signatory is in no way permitted to autonomously change their assigned room or pitch. Extended stay or overnighing in any other unit, room, meadow, or pertinent zone other than the designated one is **strictly and absolutely prohibited**.

In particular, it is **strictly forbidden** to camp, sleep in a tent, in a van, or in a car outdoors, on the lands and appurtenances owned or managed by ColivingLiguria S.r.l., without the prior and formal conferment of the permission sanctioned by this duly signed Attachment K. Such conduct constitutes **unauthorized camping on private land** and is also to be considered a violation of current national and regional regulations (e.g., Liguria Regional Law n. 2/2002 and subsequent amendments, as well as violation of Art. 633 Penal Code regarding Invasion of lands or buildings).

K2.1 Default and Sanctions

Failure to comply with these prohibitions constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

1. **Financial Retention:** The possible enforcement and full retention of the Security Deposit (as per Att. F), to be ascribed as compensation for the unauthorized, improper, and harmful use of private spaces and lands, without prejudice to further actions for environmental or image damages.
2. **Reporting to Authorities:** The immediate reporting to local Public Security Authorities for the offenses of trespassing (Art. 614 Penal Code), invasion of lands or buildings (Art. 633 Penal Code), and unauthorized camping on private land.

Art. K3 - Equipment Levels

1. **Unequipped (Ground Only):** Use of bare pitch. Equipment at the Signatory's expense.
2. **Partially Equipped:** Includes access to power, water, and "Base Camp" common areas.
3. **Fully Equipped:** Pre-arranged area (Pitched tent and sleeping system).

Art. K4 - Behavioral Rules

It is forbidden to light ground fires, dig channels, or disturb wildlife. Waste must be managed according to Sustainability Guidelines (**Att. S**).

The lighting of unauthorized fires, the alteration of the soil, or stationing outside the assigned areas constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

End of Document

Company's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

*Ref. Art. 24 D.Lgs 82/2005 (CAD)
Signature valid with time stamping.*

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: L2-01

Attachment L

Lease, Utilities, and Furnishing

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: L2-01

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Place: Cairo Montenotte · **Date:** March 30, 2026

Art. L1 - Subject of the Lease

This attachment defines the terms of use for the assigned room and private spaces, as well as the furnishing methods and system compliance.

Art. L2 - Room Furnishing Procedure

L2.1 Introduction

The room is delivered unfurnished, unless otherwise indicated in the configuration document. At the beginning of the stay, only a high-quality inflatable mattress (approx. 70 cm high) provided by the Landlord will be present to ensure immediate usability of the space.

The final furnishing will be agreed between the Signatory and the Landlord according to one of the following options:

- **Signatory's Personal Furniture**
 - **Description:** The Signatory brings furniture they already own.
 - **Transport and Assembly:** Entirely at the Signatory's expense and responsibility.
 - **Ownership:** The furniture remains the exclusive property of the Signatory.
 - **End of Contract:** The Signatory must remove the furniture at their own expense by the move-out deadline.
- **Agreed New Furniture (60/40)**
 - **Description:** The parties agree on the purchase of new furniture.
 - **Costs:** The investment is split **60% (Company)** and **40% (Tenant)**. This split applies *exclusively* if the expense is eligible under active grants/funds for the Company and there is total technical agreement on the type of furniture.
 - **Ownership:** The furniture becomes the exclusive property of ColivingLiguria.
 - **End of Contract:** The furniture remains in the room; the Signatory has no right to remove it or to refunds of the paid share.
- **Detailed Furnishing Plan (Separate Module)**
 - **Description:** Definition of a modular and technical furnishing plan.
 - **Timing:** This plan can be agreed upon and attached to this article even **after the signature** of the Main Contract, via an integration module signed by both parties.
 - **Detail:** The module will specify every single purchase, the relative participation shares, and the final ownership regime.
- **Non-Agreed Furniture**
 - **Description:** The Signatory purchases furniture without a prior written agreement with the Landlord.
 - **Ownership:** The furniture remains the exclusive property of the Signatory.
 - **Custody:** The Landlord assumes no responsibility for such goods.
- **Used Furniture with Assisted Transport**
 - **Description:** Retrieval of used furniture (e.g., markets or donations).
 - **Transport:** ColivingLiguria provides the vehicle and driver; the Signatory actively participates in loading/unloading.

- **Ownership:** The furniture becomes the property of ColivingLiguria in exchange for the logistical assistance provided.
- **Self-Furnishing from Company Storage**
 - **Description:** ColivingLiguria has an assortment of furniture stored in its warehouses (tracked in Att. R). The Signatory is granted the right to take certain pieces of furniture to self-furnish their room.
 - **Access Procedure:** Access to the warehouse and pickup are subject to **prior verbal permission** granted by Management. The Signatory must verbally agree on which specific items they intend to take.
 - **Transport and Assembly:** Transport from the warehouse to the room and any assembly are carried out entirely autonomously and under the responsibility of the Signatory.
 - **Ownership and End of Contract:** The furniture remains the property of ColivingLiguria. At the end of the contract, unless otherwise agreed, they can be left inside the room (adding them to its equipment) or relocated to the warehouse.

Art. L3 - Technical Disclosure, Systems and Safety (Fundamental Rule)

L3.1 Acknowledgment Replacing Visual Inspection (Art. 1578 Civil Code)

The Signatory declares to enter into this agreement without having previously physically inspected the premises. Consequently, the Parties agree that this document constitutes the **comprehensive technical disclosure** on the state of the systems (electrical and plumbing). The acceptance of the assigned room (whose specifications are defined in the Configuration Attachment) occurs with full awareness of the conditions described herein, fulfilling the requirements of "conscious acceptance" under Art. 1578 of the Civil Code and waiving future claims regarding it.

L3.2 System Configurations and Safety Levels

Depending on the assigned area, the electrical system falls strictly into one of the following configurations. **Any tampering, extension, or unauthorized modification in any of these configurations is strictly forbidden.**

Certified System (With Di.Co.)

The room is equipped with a standard electrical system, duly certified by a licensed professional (Declaration of Conformity ex D.M. 37/2008). The use of personal CE-marked appliances is permitted, within the limits of available power. It is forbidden to dismantle sockets, switches, or open junction boxes.

Limited Use System (Without Di.Co. / Work in Progress)

The room is undergoing modernization and the system **is not yet certified (Di.Co.)**. To protect safety, the Landlord guarantees the total absence of exposed copper wires and the upstream installation of a functioning differential switch (RCD). Electrical supply is limited exclusively to pre-installed low-voltage terminals (e.g., USB power supplies or chargers fixed to the socket). **It is strictly forbidden** to disconnect these transformers, insert multi-socket power strips, or attempt to connect high-load devices (e.g., heaters, hair dryers). The Signatory accepts this limit as an essential condition for using the space.

Electrical System Deactivated by Management Safety Policy

The assigned area is equipped with a physically installed electrical system. In implementation of the internal company safety policy and for management planning reasons (e.g., scheduled maintenance, ongoing renovation works, or space reorganization), **the Landlord has voluntarily disconnected**

the power supply at the source, at the main electrical panel, which is kept locked and supervised. The Signatory is informed of this management restriction and expressly accepts it as an essential condition of the assigned space. Pursuant to the jurisprudence of the Court of Cassation, such informed acceptance is valid between the Parties for civil law purposes¹². **For administrative and health purposes, the lack of electrical supply is formally justified as a documented voluntary management restriction.** The rooms may be subject to future works, the timing of which will be communicated by the Landlord. The rooms are in any case compliant with the minimum requirements set forth in the Ministerial Decree of 5 July 1975 for the aspects within the Landlord's competence.

L3.3 Liability for System Tampering (Gross Negligence ex Art. 1229 Civil Code)

Regardless of the electrical configuration of the assigned area, any unauthorized intervention on the electrical system — including, without limitation, the disconnection of pre-installed safety devices, the insertion of power strips or extension cords, the connection of high-load devices, any attempt to restore the sectioned power supply at the electrical panel level, or any other tampering, even of ordinary nature or apparently harmless — constitutes **abnormal behavior and gross negligence pursuant to Art. 1229 Civil Code**, capable of creating a mortal risk (electrocution ex Arts. 590/589 of the Penal Code; fire ex Art. 449 of the Penal Code).

Such conduct exempts the Landlord from all civil and criminal liability for damage to persons or property resulting from the unauthorized intervention, breaks the causal link (ex Art. 41, para. 2, of the Penal Code) between the management of the structure and the harmful event, and constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

Art. L4 - Internet Connectivity and Digital Services

L4.1 Optional Nature of the Service

Internet connectivity, where granted, constitutes an ancillary and **strictly optional** service, not relevant to the legal qualification of this contract or the determination of the consideration. Its possible absence, degradation, or interruption does not constitute contractual default by the Company, nor does it grant the Signatory any right to termination, reduction of consideration, or damages.

L4.2 Technical and Infrastructure Limitations

The speed values indicated in the configuration section (Low Speed \leq 50 Mbps; High Speed \geq 500 Mbps) are **purely indicative** and do not constitute a contractual commitment. The actual speed depends on multiple factors outside the Company's control, including:

1. The quality and saturation of the local ISP Provider's network.
2. The type and age of the internal network infrastructure of the property.
3. The number of simultaneously connected users and their concurrent bandwidth usage.
4. Possible maintenance interventions or technical failures of the external network manager.

The Company assumes no guarantee, express or implied, regarding the availability, continuity, or performance of the connection. The service is provided **as is**, without service level obligations (SLA).

Art. L5 - Maintenance and Modifications

Every personalization intervention (painting, holes for pictures) must follow the **Maintenance Guidelines** referred to in **Attachment M**. Unauthorized interventions will result in the obligation to restore

¹²**Legal References:** The Court of Cassation has consolidated the principle that the lack of occupancy certification or non-conformity of systems does not render the lease null and void, but is only opposable between the contracting parties if the tenant was aware of it at the time of signing. See: *Cass. Civ., Sec. III, No. 22557/2014, 7099/2011, 3341/2018*. Regulatory basis: Arts. 1575, 1578, 1581 Civil Code.

or a deduction from the deposit.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: M1-01

Attachment M

Maintenance Clause

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**

(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096

REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com

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Tel: +39 339 637 9372

The Signatory

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Place: Cairo Montenotte · **Date:** March 30, 2026

Art. M1 - Nature of the Relationship and Obligations of the Signatory

It is unequivocally clarified that the lease contract does not in any way constitute an employment relationship. The Signatory is not an employee or a collaborator of the Landlord.

M1.1 Absence of Direction and Coordination

The Landlord exercises no directive power and does not organize the Signatory's activity. Any initiative is to be understood as purely **personal and hobbyist**.

M1.2 Prohibition of Volunteering and Irregular Work

Any volunteering, off-the-books work, hidden payments, or payments in kind are strictly excluded. All economic transactions, payments, and any exchanges of value between the parties must be explicitly tracked and declared exclusively within the body of the reference contract.

Art. M2 - Informal Approval Regime and Derogations

M2.1 Effectiveness of the Checkbox and Hierarchy of Sources

If the "Informal Approval" option is enabled in the configuration document (Config. M), the parties agree that formal approval on signed paper is not required for zero-risk free building interventions only. A written authorization in an informal but **electronically or multimedially traceable** form (e.g., WhatsApp, chat, email, audio/video recordings) granted by the Administrator is considered legally sufficient.

Hierarchy and Nullity of Informal Permission: It is clearly specified that informal approval can never derogate, overwrite, or annul the formal provisions and mandatory prohibitions of this Contract. Should the intervention present risk profiles for safety, or pursue unauthorized purposes, any informal permission granted by the Administration must be considered legally **null, invalid, and ineffective**, with the written prohibitions in this formal document always prevailing.

M2.2 Exclusive and Mandatory Purposes (The Three Pillars)

The derogation from formal approval is granted and considered valid **exclusively** if the autonomous intervention of the Signatory pursues one or more of the following three mandatory purposes:

1. **Comfort Improvement:** Aesthetic or functional adaptation of the space for exclusive personal benefit and enjoyment during the stay.
2. **Recreation and Hobby:** Execution of manual works for pure personal pleasure, delight, leisure, or pastime.
3. **Educational Intent:** Practical learning, safe experimentation, and acquisition of new manual or technical skills.

The execution of works for any purpose other than those listed above (by way of example: profit-making, work for third parties) is categorically prohibited. The violation of this prohibition constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

M2.3 Zero Risk and Personal Protective Equipment (PPE)

The Signatory evaluates under their exclusive responsibility that the intervention to be performed involves absolutely **zero** risk to their own and others' physical safety. The Signatory is obliged to procure independently all necessary Personal Protective Equipment (PPE) and safety means. No safety equipment is, or ever will be, provided by the Company, even if the intervention involves the use of borrowed corporate tools (for which strict reference is made to the rules in the section "*Gratuitous Loan for Use: Technical Equipment*").

M2.4 Total Absence of Supervision (Culpa in Vigilando)

The parties agree and stipulate that **there is in no way an obligation of surveillance, direction, coordination, or observation** on the part of the Company. The Landlord does not supervise, does not observe, and is not required to take an interest in the execution of the works. Consequently, any liability attributable to *culpa in vigilando* or Art. 2051 of the Civil Code is expressly excluded.

The parties acknowledge and peacefully accept that the Administrator or Landlord operates completely disconnected from the executive phase: during the performance of the hobby by the Signatory, the Administrator may reside elsewhere, be in another room, in another apartment, or even abroad, making any form of control materially impossible and legally unenforceable.¹³

M2.5 Third-Party Damages and Hold Harmless Clause

The Signatory assumes exclusive, unlimited, and objective responsibility for any material or personal damage caused to third parties (including, by way of example, other residents, neighbors, or common parts of the condominium) resulting from the execution, even accidental, of their interventions.

The Signatory obliges themselves to fully indemnify and hold the Company harmless from any compensation claim made by third parties. In the event of an accident or dispute, the Company is unquestionably authorized to retain with immediate effect the entire Security Deposit (Att. F) as a guarantee and preliminary restoration fund, without prejudice to the right to take action in all competent civil and criminal courts for the coercive recovery of the entire excess damage.

M2.6 Compliance with the Consolidated Building Act and Prohibition of Abuse

It is absolutely and categorically forbidden to execute works that exceed the strict limits of mere "Free Building" or that involve volumetric, structural, plant (electrical/plumbing) alterations, or modifications to the cadastral plan, in violation of the Consolidated Building Act (D.P.R. 380/2001) and current Italian urban planning regulations.

The parties agree that any violation of this prohibition constitutes a serious criminal and administrative offense committed by the Signatory in total autonomy, without the knowledge and against the formal and documented will of the Landlord. In addition to constituting an **Event of Grave Breach** with consequent immediate termination and eviction (Att. T) and the total forfeiture of the deposit (Att. F), the Company will immediately report the abuse to the competent Public Security Authorities. The Company will take legal action against the Signatory for full compensation of all sanctioning damages, legal fees, and costs of demolition and restoration of the premises.

M2.7 Waste Disposal and Environmental Compliance

The Signatory assumes total and exclusive responsibility for the proper management and disposal of waste, residual materials, and any chemical or polluting substances (e.g., paints, solvents, oils) deriving from their hobby activities, in strict compliance with the Consolidated Environmental Act (D.Lgs. 152/2006) and the directives detailed in the House Rules (**Att. C**).

It is absolutely forbidden to pour polluting substances into domestic drains or to abandon special waste in common areas or near the structure. Any environmental offense is solely attributable to the Signatory and constitutes an **Event of Grave Breach** (Att. T), with consequent full retention of the guarantee (Att. F) and full recourse for any administrative or criminal penalties levied against the Company.

M2.8 Absolute Prohibition of Execution by Third Parties

The derogation to formal approval for hobby interventions is granted strictly personally (*intuitu personae*) to the Signatory alone. It is **strictly prohibited** to delegate the execution of the works,

¹³**Legal References:** Neutralization of *Culpa in vigilando*: In the absence of a subordination bond, but mere consent to the exercise of a private and autonomous hobby activity in a place over which the loanee exercises detention, the causal link is interrupted. The pre-declared physical absence of the owner fundamentally excludes the enforceability of surveillance.

introduce, or be assisted by third parties (friends, relatives, workers, artisans, or handymen), whether paid or free of charge.

Art. M3 - Gratuitous Loan for Use: Technical Equipment, Tools and Appliances

M3.1 Cumulative Suspensive Condition (Artt. 1803 and 1353 c.c.)

The authorization to use equipment and appliances is configured as a **Gratuitous Loan for Use** (art. 1803 Civil Code). The effectiveness of this authorization is subject to an **essential and cumulative condition precedent**: the tool must be listed in Attachment R **AND** said attachment (DB-generated) must contain a working link to the relevant **User Manual (PDF)**. In the absence of even one of these requirements, use is **strictly prohibited**.

M3.2 Diligence, Identification and Safety Obligations

Prior to each use, the Tenant obliges themselves to: **1. Positive Identification (Art. 1176 Civil Code)**: Ascertain the exact correspondence between the physical tool and Attachment R. **2. Study of the Manual**: Fully read the indicated User Manual. **3. Inspection and PPE (Leg. Decree 81/2008 and Dir. 2006/42/EC)**: Verify the presence of original safety devices and wear the required Personal Protective Equipment.

M3.3 Total Waiver of Liability (Artt. 1812 and 1229 c.c.)

Pursuant to art. 1812 of the Civil Code, the Landlord is **exempt from any civil and criminal liability** for damage to persons or property resulting from use, their own incompetence, incorrect identification of the asset, or failure to adopt PPE by the Tenant, except only for willful misconduct regarding known hidden defects. The use of goods lacking a manual or not present in the inventory injected into Attachment R constitutes gross negligence under art. 1229 of the Civil Code.

M3.4 Penalty for Unauthorized Use and Absolute Prohibitions (Art. 1382 c.c.)

Any use of equipment not included in Att. R, or whose use occurs in violation of these provisions, is **strictly prohibited** and constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

Art. M4 - Penalties for Non-Compliant Interventions

Should the Signatory perform unauthorized interventions, the following penalties will be applied and recorded in the "Debt Line" (Att. F):

- **Regulatory Breach**: Penalty of € 100.00 plus the obligation to restore at the Signatory's expense.
- **Att. R Breach**: Penalty of € 100.00 for non-compliance with aesthetic guidelines.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: R1-03

Attachment R

Internal Registry and Identification

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: R1-03

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

*Privacy Notice (GDPR):
Personal data contained in this attachment (and in contract R2-_____) are processed pursuant to EU Regulation 2016/679 (GDPR), as detailed in Attachment D. Confidential document.*

Courtesy Notice:
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The Italian version is the sole legally binding document.
For further details, please refer to the Appendix at the end of this document.*

Place: Cairo Montenotte · **Date:** March 30, 2026

Art. R1 - Objective and Purpose

This document constitutes the **Single Source of Truth** for the identification of all assets and documents of ColivingLiguria. Every relevant element (buildings, units, rooms, stoves, tools, keys) is codified here. This Att. serves as the official legend for all references indicated in the Lease or Loan Agreement.

Art. R2 - Real Estate Identification and Cadastral Data

R2.1 Identification Methodology

Pending the completion of the digital technical mapping, the exact identification of the unit or room assigned to the Signatory takes place exclusively via **unique description and reference to the current Cadastral Registry data** (Sheet, Parcel, Subordinate), explicitly stated directly in the body of the main Contract.

The areas assigned for residential use are guaranteed to comply with the minimum health and hygiene limits (min. 9 sqm for single use) and registered in **Cadastral Category A** (Residential). Any space not mentioned in the main contract is to be considered restricted or prohibited access, according to the Strict Whitelist principle.

Art. R3 - Asset Inventory and "Strict Whitelist"

R3.1 Principle of Strict Whitelist and Provisional Data

This Attachment operates according to the **Strict Whitelist** principle: the Signatory is authorized to use, access, or interact EXCLUSIVELY with the spaces, equipment, and assets explicitly listed and coded in the tables below.

It is acknowledged that some registries (e.g., Asset Inventory) are currently being populated or contain provisional data. If a table is empty, this absence **DOES NOT imply free use**, but translates into an **absolute prohibition of use and access** for any unregistered item.

R3.2 DECLARATION OF HAZARD AND USER MANUAL

The use of movable property, tools, and equipment operates according to the **Strict Whitelist with Double Validation** principle: use is permitted ONLY if the item is present in the Inventory (Technical Appendix) AND if the Signatory has read the relevant manual.

DECLARATION OF HAZARD: As of today, in the absence of database population, the Asset Inventory is to be considered **EMPTY**. Consequently, it is **strictly forbidden** to use any tool or machinery present in the appurtenances, workshops, or common areas. Any violation or use of unregistered goods constitutes gross and exclusive negligence of the Signatory under art. 1229 of the Civil Code, exempting the Company from all civil and criminal liability for damages.

R3.3 Asset Codification System

Each tool is uniquely identified by the code in the format:

LLL-LLL-NNN

Where:

- **LLL (Type):** First 3 letters of the type (e.g., SME = Grinder, ASC = Axe, CAR = Wheelbarrow).
- **LLL (Brand):** First 3 letters of the brand (e.g., BOS = Bosch, MAK = Makita).

- **NNN (Progressive):** 3-digit sequential number (e.g., 001, 002). In case of partial homonymy, the numbering continues. In case of uniqueness, the code ends with 001.

R3.4 Codification of Tool Sets (Groups)

To simplify contractual assignment, tools are grouped into Operational Sets. The assignment of a Set implies authorization to use all manual tools under 5kg relevant to that category.

Set Code	Set Name	Description and Scope
GEN	Set General (Base)	Small maintenance: Screwdrivers, Hammers, Pliers, Fixed keys, Measuring tape.
WOO	Set Wood (Falegnameria)	Woodworking: Manual saws, Chisels, Planes, Clamps.
HYD	Set Hydraulics (Idraulica)	Basic plumbing works: Pipe wrenches, Water pump pliers, Adjustable wrenches.
ELE	Set Electrician (Elettricista)	Electrical works (NO Voltage): Scissors, Wire strippers, Crimpers.
MET	Set Metal (Siderurgia)	Metalworking: Hacksaws, Files, Wire brushes.
GAR	Set Gardening (Giardinaggio)	Green care: Hoes, Rakes, Shovels, Manual shears.
KIT	Set Kitchen (Cucina)	Food preparation: Knives, Pots, Specific kitchen utensils.
CLE	Set Cleaning (Pulizia)	Space hygiene: Brooms, Mops, Specific chemicals, Sponges.

R3.5 Whitelist Inventory

The analytical list of tools comprising the aforementioned Sets, including the Risk Class and the link to the User Manual (necessary condition for authorization of use), is reported in the Technical Appendix in Section . It is reiterated that the failure to include an object in this list, or the absence of the link to the manual, constitutes an absolute prohibition of use.

Art. R4 - Modification and Update Procedure (*Ius Variandi*)

R4.1 Classification of Attachments and Degrees of Freedom

In order to guarantee management flexibility and regulatory compliance, this documentary ecosystem is divided into three categories of modifiability. The Company reserves the unilateral right (*Ius Variandi*) to propose or implement updates according to the following mandatory rules:

- **Protected Attachments (Fixed / Unmodifiable):** The following attachments **cannot be modified unilaterally** by the Company. Any modification requires the written agreement of both parties (new contract or signed appendix):
 - **Base Contract**
 - **Attachment F** - Financial Management (economic and sanctioning clauses)
 - **Attachment M** - Maintenance Conditions (sanctioning clauses)
 - **Attachment R** - Only for the "Modification Procedure" section
 - **Attachment T** - Contract Termination Conditions
- **Regulatory Attachments (30-day Notice):** Includes Attachments A, B, C, D, L. The Company can modify them unilaterally by sending a PEC/Email communication with **30 (thirty)**

days notice. In case of non-acceptance (contestation of Substantial Modification), the Signatory has the right to withdraw from the contract without penalties according to the procedure described below.

- **Dynamic Attachments and Registries (Immediate Effect):** Attachments R (descriptive parts), H and all Injected Tables (e.g., Asset Inventory, Document Registry). Being operational registries that reflect the state of affairs (e.g., adding a new tool or updating a software version), modifications become effective immediately upon telematic notification, without the right of extraordinary withdrawal.

R4.2 Operational Modification Procedure

The modification procedure is divided into the following mandatory phases:

1. **1. Notification of the Proposal** The Company notifies the update proposal by sending the new attachment in digitally signed PDF format.
 - **Channel:** PEC (or ordinary email if the Signatory lacks PEC or if so agreed).
 - **Advance Notice:** At least **21 (twenty-one) days** before entry into force.
2. **2. Response Deadline** The Signatory has **7 (seven) days** from receipt to evaluate the changes.
3. **3. Signatory Options** Within this period, the Signatory may:
 - **Accept:** Explicitly or via **passive consent** (failure to communicate within 7 days);
 - **Withdraw (Contest):** Exercise the right of withdrawal **only if** the modification falls within the relevant "Substantial Modifications" types.
4. **4. Contestation and Withdrawal Procedure** To exercise the right of withdrawal **without penalty**:
 - (a) The Signatory must believe that the modification is **Substantial**.
 - (b) They must send a formal communication (PEC or E-mail) to the Company **within 7 days**.
 - (c) They must specify which point configures the modification as substantial.

In case of valid contestation, the contract is terminated on the agreed date without penalties and with refund of the deposit. Otherwise, the modification is considered approved.

R4.3 Classification Criteria and Right of Withdrawal

The right of withdrawal depends exclusively on the type of modification.

- **Substantial Modifications (Right of Withdrawal):** Grant the right to withdraw without penalty. They are strictly:
 - **New Recurring Costs** (fees, unforeseen fixed charges).
 - **High Sanctions** (exceeding 100.00 Euros).
 - **Removal of Essential Services** (Internet, kitchen, washing machine, utilities).
 - **Personal Freedom Restrictions** (curfew, unreasonable guest prohibition).
 - **Work Impact:** Modifications with relevant economic impact on concurrent work or collaboration contracts.
 - **Negative Structural Modifications:** Significant reduction of accessible common spaces or the size of assigned private spaces.
- **Minor or Administrative Modifications (NO Withdrawal):** Do not grant the right of immediate withdrawal. They include:

- Correction of errors, typos, and updating personal data.
 - **Mandatory legal adjustments.**
 - Sanctions equal to or less than 100.00 Euros.
 - Minor organizational changes that do not disturb peaceful living.
 - Modifications that do not limit essential services.
- **Positive Modifications (NO Withdrawal):** Improvements or additions of services in favor of the Signatory. They never grant the right of withdrawal.

R4.4 Non-Modifiable Essential Elements

Pursuant to artt. 1571-1606 of the Civil Code, the Company **cannot in any way unilaterally modify** the following essential elements:

- **The assigned real estate unit (Private Space).**
- **The lease fee.**
- **The contract duration.**

Any attempt to modify such essential elements via the attachment modification procedure is to be considered null and void.

R4.5 Scope of Permitted Modifications

Permitted modifications relate exclusively to:

- The rules of coexistence and management of common spaces.
- The list of included utilities and accessory services.
- The supplementary activities offered.
- The spaces available for events.
- Other organizational and non-essential provisions.

R4.6 Certification, Traceability and History

To guarantee certainty of date and integrity of the modifications, the Parties agree that every new version of the attachments becomes effective only following notification made via PEC. The PEC sending date constitutes certain date of opponability of the new version.

This registry serves as the **single central registry** for the traceability of all contract attachment versions.

Data Inizio Nuovi Contratti: La versione si applica a tutti i contratti stipulati a partire da questa data. **Entrata in Vigore Universale:** Se specificata, indica la data in cui la nuova versione sostituisce quella precedente anche per i contratti già in essere. Each attachment is identified by a unique code composed of: **Letter** (attachment code), **Universal Version (X)** and **Revision (YY)**. **Start Date of New Contracts:** The version applies to all contracts stipulated starting from this date. **Universal Entry Into Force:** If specified, indicates the date on which the new version replaces the previous one even for existing contracts.

Art. R5 - Hierarchy of Sources and Interpretative Criteria

In order to resolve any antinomy, interpretative conflict, or overlap between the stipulations of this relationship, the Parties agree that the interpretation and execution of the agreements shall be governed by the following strictly descending hierarchy of sources:

1. **Absolute Precedence and Certain Date:** Documents bearing a digital or qualified electronic signature affixed by the Company prevail over any other documentation. In the event of concurrence between multiple validly signed documents, the document bearing the most recent certain date prevails entirely.
2. **Contract Body vs Attachments:** In the event of a discrepancy between the main text (*corpus*) of the Base Contract and the provisions contained in its Attachments, the clauses of the main body of the Contract prevail over those of the Attachments.
3. **Business Branch vs Living Branch:** Should the Signatory concurrently sign, bearing the same certain date, a contract relating to the "ColivingLiguria Living" branch and a contract relating to the "ColivingLiguria Business" branch, in the event of a conflict, the provisions of the "Business" contract prevail entirely.
4. **Topographical-Positional Criterion:** Should antinomies or internal contradictions be found within the same contractual document, the positional criterion applies: the clause that typographically precedes in the order of the text (from the first to the last page) prevails over the subsequently drafted one.
5. **Nullity of Oral and Informal Agreements:** Any agreement, understanding, or stipulation in a merely oral form is radically null and void. Unsigned written communications (e-mails, WhatsApp, messaging) have in no case novative or derogatory efficacy with respect to what is formally signed. Such informal means assume executive validity **exclusively** if: a) they do not conflict with this contract; and b) there is a specific enabling clause in the Base Contract or Attachments that explicitly authorizes their use for specific procedures. Otherwise, they are considered *tamquam non esset* (as if not written).

The Company reserves the right to establish further and specific hierarchical derogations within specific sections of the individual Contract or its Attachments, which in such case will have the nature of a special clause prevailing over the general rules.

Art. R6 - Signing Procedures and Legal Validity

The ColivingLiguria system adopts different methods for contract finalization, all compliant with current Italian legislation (Civil Code and Digital Administration Code - CAD).

R6.1 Remote Signing (Digital Document)

This method is based on the exchange of documents via PEC or Email (artt. 1326 and 1335 Civil Code). The document, signed in original and scanned, or signed electronically, acquires full legal efficacy as a "Digital Document" pursuant to Art. 20 of the CAD (D.Lgs. 82/2005). Transmission via PEC guarantees certainty of date and delivery.

R6.2 Signing in Person (Holographic Signing)

Represents the traditional signing of the paper copy (Private Deed) pursuant to Art. 2702 Civil Code. The handwritten signature placed in the presence of the parties or a delegate guarantees the immediate finalization of the relationship and the delivery of assets.

R6.3 Digital Signing and Cryptography (FEA/FES/FEQ)

Uses advanced, qualified, or simple electronic signature tools via certified platforms. Pursuant to artt. 20 and 21 of the CAD, such signature has the effectiveness provided for by art. 2702 Civil Code and satisfies the written form requirement, guaranteeing the integrity and immutability of the document.

The affixing of the Signature on the Base Contract extends its legal validity to the entire cryptographic hash of the generated PDF package, including these Attachments and the related Injected files.

Art. R7 - Technical Appendix: Registries and Whitelist

This appendix contains data extracted dynamically from the ColivingLiguria databases. The validity of such data is certified at the generation date indicated in each table.

R7.1 Asset and Equipment Inventory (Strict Whitelist)

[EMPTY REGISTRY - NO ASSET AUTHORIZED FOR USE]

R7.2 Document Registry and Versioning

Below is the official version table of the documents making up the contractual ecosystem.

All.	Versione	Titolo (IT)	Title (EN)
Att.	A1-01	Mantenimento di Animali	Animal Keeping
Att.	B1-01	Specifiche Idoneità	Suitability Specifications
Att.	C1-01	Regolamento della Casa	House Rules
Att.	D1-01	Trattamento Dati (Privacy)	Data Processing
Contract	E1-01	Contratto Organizzatore Eventi	Contract for Event Organiser
Att.	F1-01	Gestione Finanziaria	Financial Management
Att.	G1-02	Tutela Asset Non-tangibili	Intangible Assets Protection
Att.	H1-01	Manuale di Conservazione	Conservation Manual
Att.	I1-01	Assistenza Partita IVA	VAT Assistance
Contract	I1-01	Contratto di Tirocinio	Contract for Internship
Att.	J1-01	Ripartizione Utili	Profit Sharing
Att.	K1-01	Scheda Camping	Camping Form
Att.	L1-01	Locazione Arredamento	Furniture Leasing
Att.	M1-01	Condizioni di Manutenzione	Maintenance Conditions
Att.	R1-02	All. R	Att. R
Contract	R1-01	Contratto per Residenti	Contract for Residents
Att.	S1-01	Spazi Eventi	Event Spaces
Contract	S1-01	Contratto Social Media Manager	Contract for Social Media Manager
Att.	T1-01	Risoluzione Contratto	Contract Termination
Att.	V1-01	Vocabolario	Vocabulary
Contract	W1-01	Contratto Website Designer	Contract for Website Designer
Att.	Z1-01	Attività Supplementari	Supplementary Activities

End of Document

Company's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

*Ref. Art. 24 D.Lgs 82/2005 (CAD)
Signature valid with time stamping.*

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: S1-01

Attachment S

Event Dedicated Spaces

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: S1-01

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

*Privacy Notice (GDPR):
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For further details, please refer to the Appendix at the end of this document.*

Place: Cairo Montenotte · **Date:** March 30, 2026

Preamble

This clause is **unilaterally modifiable** by the Landlord.

The Landlord reserves the right to update, expand, or reduce the spaces available for events with **30 (thirty) days'** notice via PEC communication.

Definitions

1. **Major Event:** An event is defined as major when at least one of the following conditions is met:

- (a) At least 20 people are expected
- (b) The expected duration is at least 24 hours

Annual events and seasonal periodic events are major events.

2. **Minor Event:** All events that are not major are defined as minor.

Art. S1 - Events Currently Scheduled

This section defines the periodic events that the Organizer is required to manage.

The Organizer is invited to view the webpage: <https://colivingliguria.pages.dev/Financials/Business-Segments/Events/Periodic-Events/Periodic-Events> for informal visual and descriptive references.

However, **this Attachment S constitutes the formal** and binding reference.

The events listed below constitute the current operational expectation. This list and its specifications may be modified by the Landlord according to the procedure set forth in **Attachment R**.

1. **Yearly Events (Annual Events/Holidays):** Celebrations of major holidays revisited with the Coliving Liguria spirit.

- **Types:** New Year's Eve, Christmas, Easter, Halloween, University Start (student welcome in collaboration with UniGe).
- **Typical duration:** 24-48 hours.
- **Commitment:** Maximum capacity of the facility and strong community involvement.

2. **Seasonal Parties:** Major celebratory events of the seasonal cycle.

- **Winter Party:** End of January/Beginning of February (1 week). Focus on outdoor activities and bonfires.
- **Spring Party:** Second half of March (3-5 days). Celebration of nature.
- **Summer Party:** June (3-5 days). Opening of the summer season.
- **Autumn Party:** End of November (3-5 days). Harvest and indoor conviviality.
- **Typical duration:** 2-7 days per event.

3. **Music Saturday:** Recurring monthly slot (first Friday/Saturday of the month), seasonal (Spring/Summer/A

- **Nature:** Not guaranteed. Occurs only if artists/bands apply successfully.
- **Responsibility:** The Organizer has the task of **actively sponsoring** the initiative to attract local and non-local bands and producers as soon as the infrastructure allows.
- **Support:** Board, lodging, and audio service provided by the facility.

4. **Weekly Events - Saturday Pizza Night:** Recurring weekly event (Saturday evening). Central moment of social life.
- **Execution:** Collective preparation and dinner with a wood-fired oven (outdoor/indoor).
 - **Indicative timeline:** Preparation (15:00-19:00), Dinner (19:00), Official closing (22:30).
 - **Organizer's Specific Responsibility:** Must ensure that **all participants** (residents and guests) actively contribute to cleaning and tidying operations. Must coordinate with the cook/staff to ensure the organization runs impeccably.

Art. S2 - Available Spaces for Events (Ref. Attachment R)

Event organization activity focuses primarily on the use of outdoor spaces, enhancing the natural context of the property.

For the official nomenclature of rooms and spaces, reference is made entirely to the floor plan and definitions of **Attachment R**.

S2.1 Outdoor Spaces - Guaranteed

- **Outdoor Garden:** Cadastral plot 522. Suitable for outdoor events, workshops, recreational, and sporting activities.
- **"Il Forno" Outdoor Area:** Cadastral plot 529. Covered outdoor space usable for small events, outdoor cooking, workshops.

S2.2 Indoor Spaces - Under Definition

- **Current Status:** At the time of signing, there are no guaranteed indoor spaces for events.
- **Update:** The precise definition of available indoor spaces will happen progressively via the procedure provided in **Attachment R**.

Art. S3 - Rules for Space Usage

S3.1 Permitted Hours

- **Daytime Events:** from 08:00 to 20:00
- **Evening Events:** from 18:00 to 23:00 (maximum time)

S3.2 Maximum Number of Participants

- **Outdoor Garden (Plot 522):** up to 30 people simultaneously
- **"Il Forno" Area:** up to 10 people simultaneously

S3.3 Space Cleaning and Restoration

At the end of each event, the Signatory must ensure the restoration of the original layout and the removal of all waste.

Art. S4 - Responsibility

The Signatory is responsible for damages to spaces, furnishings, and equipment caused during events, as well as for any violations of the usage rules.

End of Attachment S - Event Dedicated Spaces

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: T1-02

Attachment T

Termination, Eviction and Penalties

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: T1-02

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

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The Italian version is the sole legally binding document.
For further details, please refer to the Appendix at the end of this document.*

Place: Cairo Montenotte · **Date:** March 30, 2026

Art. T1 - Independence of Relationships and Renewals

The Signatory acknowledges that any different types of contracts in place with the Company (e.g., a residential contract and a professional/employment contract) are to be understood as separate and autonomous legal transactions.

The termination, expiration, or resolution of one contract does not automatically result in the resolution of the other ongoing contracts, unless otherwise specifically communicated in writing by the Company.

¹⁴

Every contract is strictly understood to be non-tacitly renewable. Any extension or renewal must occur exclusively through the signing of a new digital agreement approved by the Company.

Art. T2 - Cases of Contract Termination

T2.1 Peaceful Termination and Natural Expiration

In case of natural expiration of the term, or consensual termination without contractual violations, the relationship is extinguished peacefully. The Signatory undertakes to return the spaces and equipment in the same condition in which they were received. Following the positive outcome of the check-out inspections, the Company will release and return the remaining balance of the Security Deposit, according to the timing and methods strictly governed in **Attachment F (Financial Management)**.

T2.2 Ad Nutum Withdrawal (Only if agreed)

Exclusively if the "Ad Nutum Withdrawal" option has been explicitly selected in the Config of this Attachment (or in the Base Contract), the Company reserves the potestative right to demand the immediate return of the spaces and the closure of the relationship at any time, at its unquestionable judgment, without having to provide any justification or notice. If this option is not active, early withdrawal will follow ordinary rules. ¹⁵

T2.3 Automatic Resolution (Express Termination Clause)

In order to ensure maximum protection of the spaces and the community, the parties agree that any violation qualified as an "**Event of Grave Breach**" within this Contract or any of its Attachments, grants the Company the potestative right to invoke the Express Termination Clause. The contract will therefore be automatically resolved with immediate effect if the Company declares, by written communication (PEC or Registered Mail), to avail itself of this clause following one of the violations listed below, or any other conduct explicitly sanctioned with a reference to this **Att. T**:

1. Delay of more than 5 (five) days in the payment of agreed rents, penalties or expense reimbursements (Att. F);
2. Transfer to third parties, even temporary, of access keys, or unauthorized hospitality of strangers within the property;
3. Unauthorized alteration of furnishings, locks (including Smart Locks) or voluntary damage to corporate assets;
4. Repeated, clearly intentional, conscious, or particularly severe violation of any coexistence rule, prohibition, or technical prescription contained in this Contract or its thematic Attachments (by way of example but not limited to: Att. A, Att. C, Att. G, Att. K, Att. Z);
5. Making of mendacious, reticent, or clearly inaccurate declarations, whether provided voluntarily or not by the Signatory, regarding any detail, suitability requirement, or essential guarantee

¹⁴**Legal References:** Art. 1372 Civil Code (Efficacy of the contract). The legal connection between mixed contracts does not imply automatic mutual invalidation unless expressly agreed.

¹⁵**Legal References:** Art. 1810 Civil Code. The borrower is bound to return the thing as soon as the lender requests it.

provided upon stipulation of this Contract or its Attachments.

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Independence from Ad Nutum Withdrawal: It is unequivocally specified that this sanctioning termination clause operates in addition to, and not in derogation of, any free withdrawal right (*ad nutum*) if the latter is applicable and agreed upon (e.g., in precarious loan contracts). The Company therefore retains the absolute potestative right to terminate the relationship at any moment, without notice and regardless of the existence of any of the violations listed above.

Art. T3 - Post-Contractual Obligations (Professional Contracts)

If the terminated contract is of a professional, collaborative, or service provision nature, the Signatory is required to immediately cease any activity in the name and on behalf of the Company. They are obliged to immediately return credentials, access keys, hardware, and strictly comply with all data deletion and confidentiality obligations governed in **Attachment G (Protection of Non-Tangible Assets)**, the validity of which remains even after the termination of the main relationship.

Art. T4 - Occupation Without Title and Mandatory Penalty

Regardless of the case that generated the end of the relationship (peaceful expiration, termination for fault, or ad nutum withdrawal), from the day following the end of the contract the Signatory loses any right to stay. If they do not completely vacate the spaces and appurtenances, they will formally assume the status of **Occupant Without Title**.

T4.1 Daily Eviction Penalty Clause (€ 100.00)

In order to discourage obstructionist behavior and sanction the illegitimate occupation of the land, laboratories, and properties of ColivingLiguria, a mandatory penalty of **€ 100.00 (one hundred/00) for every single day** the occupation continues beyond the established term is agreed upon.

This amount is expressly pre-accepted and is not subject to reduction, as it is proportionate to the severe damage to image, lost revenue, and operational inconvenience caused to the Company.¹⁷

The Company will enter this debt in the Register of Pendencies, offsetting it with any remaining funds, and will initiate judicial executive procedures and coercive recoveries on the transgressor's bank accounts for all amounts exceeding the deposit.

T4.2 Forced Execution and Coercive Measure (Astreinte)

In case of obstinate resistance to eviction that makes it necessary to resort to the Judicial Authority for the forced execution of the release, the Company will formally request the Judge to apply an additional sum of money due for each day of delay in the execution of the condemnation order.¹⁸

This judicial coercive measure will be added to the aforementioned contractual Penalty Clause of € 100.00, exponentially increasing the liquid and collectable debt borne by the abusive Occupant and their guarantors.

¹⁶**Legal References:** Art. 1456 Civil Code (Express termination clause). Resolution occurs by right when the interested party declares to the other its intention to avail itself of the clause. This excludes the Judge's assessment on the severity of the breach ex Art. 1455 Civil Code, as the parties have predetermined the severity of the aforementioned violations.

¹⁷**Legal References:** Art. 1382 Civil Code (Effects of the penalty clause). The penalty is due regardless of proof of damage. Civil Cassation: the detainer who does not return the asset upon expiration is required to pay the agreed indemnity as a penalty for abusive occupation, without prejudice to greater damage.

¹⁸**Legal References:** Art. 614-bis Code of Civil Procedure (Indirect coercive measures / Astreinte). The Judge, with the order condemning the fulfillment of obligations other than the payment of sums of money (such as the obligation to release a property), fixes, at the request of the party, the sum of money due by the obligor for each subsequent violation or non-compliance, or for each delay in the execution of the order. This sum is cumulated in the executive phase with the contractual Penalty ex Art. 1382 Civil Code.

End of Document

Company's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

*Ref. Art. 24 D.Lgs 82/2005 (CAD)
Signature valid with time stamping.*

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: V1-01

Attachment V

Vocabulary of Term Definitions

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

This document is NOT an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.): R2-_____
Attachment Version: V1-01

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

*Privacy Notice (GDPR):
Personal data contained in this attachment (and in contract R2-_____) are processed pursuant to EU Regulation 2016/679 (GDPR), as detailed in Attachment D. Confidential document.*

Courtesy Notice:
*AI-generated translation for informational purposes only.
The Italian version is the sole legally binding document.
For further details, please refer to the Appendix at the end of this document.*

Place: Cairo Montenotte · **Date:** March 30, 2026

Art. V1 - Purpose of the Vocabulary

This attachment serves as a reference for all technical or legal terms used in the main Contract and its Att.s that have not already been explicitly defined in other specific sections or attachments.

Art. V2 - Additional Definitions

In this section, definitions of residual terms or clarifying agreements not present in the main body of the documentation are reported, where necessary.

— Space reserved for ad-hoc definitions or terminological integrations —

End of Att. V - Vocabulary of Term Definitions

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: Z2-01

Attachment Z

Supplementary Activities

The Company

**ColivingLiguria S.r.l. Benefit Company
and Innovative Startup**
(Represented by Simone Testino)

Tax & Registration Data:

P.IVA: 01939660096
REA: SV - 248967

Official Contacts:

Email: colivingliguria@gmail.com
PEC: colivingliguria@pec.it
Tel: +39 339 637 9372

The Signatory

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Place: Cairo Montenotte · **Date:** March 30, 2026

Art. Z1 - Description of Activities and Services

The Signatory will have access to all supplementary activities and personal services offered by ColivingLiguria or its collaborators, as described on the official website and in specific agreements.

Activities and services may include:

- Language courses (Italian, English);
- Wellness sessions (Yoga, Meditation);
- Personal services (Cleaning, Laundry);
- Social and cultural events.

L'elenco delle attività disponibili può variare nel tempo e sarà comunicato attraverso i canali ufficiali di ColivingLiguria.

Art. Z2 - Costs and Conditions of Access

I costi per l'accesso alle attività supplementari sono definiti **esclusivamente nel contratto di riferimento** che richiama questo allegato.

Il presente allegato **non definisce** alcun costo. L'accesso può essere:

- Offerto a titolo **gratuito** (costo zero);
- Offerto a **condizioni agevolate** (costo definito nel contratto);
- Soggetto a costi per materiali o contributi a terzi organizzatori (comunicati preventivamente).

Per conoscere il costo applicabile, fare riferimento all'articolo specifico del contratto principale che richiama il presente allegato.

Art. Z3 - Circle of Proximity (Beneficiaries)

Il presente allegato definisce una categoria speciale di persone che godono di condizioni privilegiate per l'accesso alle attività e agli eventi organizzati presso ColivingLiguria. Questa categoria è denominata **“Cerchia di Prossimità”**.

Z3.1 Who belongs to the Circle of Proximity

Fanno parte della Cerchia di Prossimità le seguenti categorie di persone:

1. **Residenti di ColivingLiguria:** Tutti i Firmatari titolari di un contratto attivo che prevede l'accesso alle Attività Supplementari.
2. **Abitanti di Località Chiappella:** Qualsiasi persona residente o domiciliata nella Località Chiappella (Comune di Cairo Montenotte, Provincia di Savona), salvo esplicita esclusione definita in versioni aggiornate del presente allegato secondo la procedura di cui all'**Att. R** (All. R).
3. **Amici e Sostenitori del Progetto:** Persone che hanno contribuito o possono contribuire significativamente al progetto ColivingLiguria, su segnalazione del Proprietario.
4. **Altri beneficiari:** Ulteriori persone potranno essere aggiunte a questa lista in versioni future del presente allegato, secondo la procedura di modifica di cui all'**Att. R**.

Z3.2 Privileges of the Circle of Proximity

I membri della Cerchia di Prossimità hanno diritto a:

- Accesso gratuito o agevolato agli eventi organizzati presso ColivingLiguria;

- Esenzione da ticket di ingresso o quote di partecipazione;
- Condizioni preferenziali per l'acquisto di beni consumabili (margine massimo limitato al costo);
- Priorità nelle prenotazioni per attività a numero limitato.

Art. Z4 - General Terms of Supply

Z4.1 Accessory and Dynamic Nature (Ref. Att. R)

Tutti i servizi e le attività supplementari descritti nel presente allegato (inclusi i servizi di vitto, corsi, eventi, ecc.) sono da intendersi come **prestazioni accessorie facoltative** ed eventuali. La loro erogazione è soggetta alle **dinamiche di variazione del servizio** definite nell'**Att. R** (Internal Register). Il Proprietario non garantisce la continuità perpetua di tali servizi, che possono essere interrotti, sospesi o modificati secondo le modalità previste dai suddetti allegati (es. per motivi finanziari, forza maggiore, o riorganizzazione).

L'interruzione o la modifica di uno o più servizi supplementari, avvenuta nel rispetto delle procedure di cui all'All. R/P, **non conferisce** al Firmatario il diritto di risolvere il contratto principale né di richiedere rimborsi, salvo diversa pattuizione scritta specifica.

Z4.2 Modifiability of the Attachment

Il presente Allegato Z rientra nella categoria degli allegati "**Modificabili**". Le variazioni al presente documento (inclusa la lista dei beni "Staples" o le opzioni di vitto) sono regolate **esclusivamente** dalla procedura definita nell'**Att. R**.

Art. Z5 - Supplementary Food Services

Il contratto principale può prevedere l'inclusione di servizi di vitto secondo diverse modalità. Le definizioni ufficiali sono le seguenti:

Z5.1 Food Limited to Raw Materials

Il Proprietario si impegna a mettere a disposizione gratuitamente, presso la struttura, una fornitura di beni a lunga conservazione acquistati all'ingrosso.

Elenco Beni "Staples" (Soggetto a disponibilità): La seguente tabella elenca i beni che il Proprietario intende mantenere disponibili. Tale lista è indicativa e può essere aggiornata o svuotata in base alla gestione dell'inventario.

Categoria	Tipologia Beni (Indicativi)
<i>(Lista attualmente vuota)</i>	<i>(In attesa di primo acquisto all'ingrosso)</i>

La disponibilità effettiva di questi beni è a discrezione del Proprietario, che non garantisce il riassortimento immediato in caso di esaurimento. I prodotti freschi (carne, pesce, verdura non dell'orto, latticini) sono sempre a carico del Firmatario.

Z5.2 Vitto ab Natura (Access to the Garden and Agricultural Resources)

Il Firmatario ha libero accesso alle risorse agricole prodotte nei terreni della proprietà, secondo il principio dell'autoconsumo e della stagionalità.

- **Modalità:** Raccolta diretta e autonoma da parte del Firmatario.
- **Limiti:** Il prelievo deve essere limitato al fabbisogno personale immediato, evitando sprechi o danni alle coltivazioni.
- **Disponibilità:** Vincolata ai cicli naturali e alla produzione effettiva dell'orto/frutteto; non è garantita quantità minima.

Z5.3 Full Management (Internal Catering)

Il Proprietario provvede direttamente o tramite terzi all'acquisto, alla preparazione e alla somministrazione dei pasti per il Firmatario e/o per il gruppo di riferimento.

- **Incluso:** Materie prime, manodopera per la preparazione, servizio, pulizia stoviglie.
- **Escluso:** Bevande extra o richieste speciali non concordate.

Z5.4 Total Ingredient Supply

The Landlord provides all necessary raw materials for meal preparation, according to an agreed menu or list. The actual preparation of meals is the responsibility and care of the Signatory or the group.

Art. Z6 - Cleaning and Linen Management Services

Z6.1 Ordinary and Extraordinary Cleaning

The cleaning service, if activated, includes the sanitization of spaces according to company standards.

- **Public Spaces:** Periodic cleaning of corridors, common kitchens, and relaxation areas.
- **Private Spaces:** Cleaning of the assigned room and private bathroom (if present).

Z6.2 Linen and Laundry Management

The service guarantees the supply of clean linen (sheets, towels) and, if provided, the washing of the Signatory's personal clothing.

Art. Z7 - Forfeiture of Service Rights (Post-Contract)

It is unequivocally specified that, upon the termination or expiration of the main contract (regardless of the cause, as governed by **Att. T**), any right of the Signatory to access the infrastructures, equipment, and to use the services and supplementary activities of ColivingLiguria described in this attachment instantly ceases.

The only exception to this general rule are individuals explicitly included in the corporate registers of persons authorized for post-contractual transit or attendance (e.g., *Alumni List* or *Welcome Guests*), according to the criteria and access prerogatives for third parties defined in **Att. R**. In the absence of such a formal waiver or explicit invitation by the Administration, presence in the facilities or use of the services after the contract has terminated is categorically prohibited.

The attempt to fraudulently use supplementary services or unauthorized access to operational areas after the contract has terminated constitutes an **Event of Grave Breach** and a potential civil/criminal offense, with the consequent immediate application of the coercive measures and penalties for abusive occupation governed in **Att. T**.

Fine Allegato Z - Attività Supplementari