

COLIVINGLIGURIA

Document ID: _____

Collaboration / Tutoring 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.
(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: May 25, 2026

The Parties

The Company

Company and Fiscal Data

Company Name: **ColivingLiguria S.r.l. – Benefit Company**
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: _____
Gender: M F Other
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:

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It is agreed and stipulated as follows:

Art. 1 - Object of Collaboration and Granted Spaces

Fundamental Preamble: This Article defines the object of the concession with exclusive reference to the identification codes contained in the document "**Attachment R - Att. R**", attached or otherwise made available to the Signatory. Said register acts as an indispensable legend for decoding the granted spaces and equipment.

1.1. Unit Identification and Nature of Concession

The Owner grants the Signatory the instrumental use of the unit identified by the Code: _____.

Purpose of Concession: The unit is granted on an instrumental and functional basis for the exercise of the tutoring and collaboration activities that are the subject of this contract. It does not in any way constitute a continuous residential or housing grant.

1.2. Contextualisation of the Relationship

This tutoring relationship is formally framed within the hospitality and coworking activities of ColivingLiguria S.r.l. The Signatory collaborates with the Company as an independent Tutor, without any subordinate employment bond.

This contract is strictly connected to the project context defined by:

- **Tutor Contract Code:** _____
- **Project Context:** _____

Art. 2 - Duties, Operational Plan and Intellectual Property

2.1. Type of Activity

The tutoring and collaboration activities are configured as:

- Research project:** research and development on strategic corporate topics.
- Independent training project:** autonomous activity using internal resources.
- Assisted project / Direct tutoring:** under the supervision of: _____

2.2. Operational Mode

The activities foreseen by this agreement shall be carried out in the following mode:

- Manual/Operational Activity:** strictly to be carried out on-site.
- Office/Intellectual Activity:** to be carried out:
 - On-site (at corporate facilities)
 - Remotely

2.3. Operational Plan and Activity List

Activities are strictly limited to the "Tutor Operational Plan" document, bearing the internal bureaucracy code _____, drafted in advance and digitally signed by the Sole Director. Any action outside this perimeter is unauthorised and solely attributable to the Signatory's liability.

2.4. Intellectual Property of Results

In strict accordance with the provisions of **Attachment G**, any result, intellectual work, or technical development created by the Signatory in the exercise of tutoring activities automatically becomes the exclusive property of ColivingLiguria S.r.l.

Art. 3 - Essential Conditions, Corporate Status and Financial Management

3.1. Insurance Suspensive Condition

The effectiveness of this contract is subject to the strict suspensive condition of the regularity of Civil Liability (RC) insurance coverage, as required by law. Should such coverage not be guaranteed, any signature affixed by the Company is to be considered null and void ex tunc.

3.2. Inactive Status, Preparatory Phase and Informational Obligations

The Company formally declares to be registered with the Chamber of Commerce with the status of "Inactive", strategically maintained to comply with public grant constraints. The Company is in a "Preparatory Phase", exclusively carrying out real estate setup and marketing activities, without any aim of commercial invoicing. The Tutor accepts this status and assumes the obligation to inform any third parties involved in their activity regarding the preparatory nature of the project.

3.3. Transitional Financial Management and Bank Details

Due to the ongoing "Inactive" status, considering that the properties under research are currently owned by the Sole Proprietorship of the Administrator (Simone Testino), the Parties agree that for any need of security deposit or preparatory economic transaction, the personal bank details of the Administrator will be used on a strictly transitional basis.

Art. 4 - Economic Conditions and Profit Sharing

4.1. Nature of Compensation

This contract does not provide for any fixed compensation, salary, or expense reimbursement. The Signatory participates exclusively in the profits generated by the activity that is the subject of this contract, according to the methods established in this article and in **Attachment J**.

4.2. Net Profit Sharing

The net profit sharing quotas, calculated net of all applicable costs and taxes, are contractually fixed as follows:

Tutor Share (Signatory)	Principal Share (Company)
____%	____%

The calculation methods, reporting, settlement timelines, and all other financial provisions are governed exclusively by **Attachment J - Profit Sharing** and **Attachment F - Financial Management**, which form an inseparable part of this agreement.

4.3. Security Deposit

As a guarantee for the obligations assumed and for any damage potentially caused to the equipment or granted spaces, the Signatory pays a non-interest-bearing security deposit equal to € _____, as further configured in Article 7 (Attachments Configuration).

The minimum security threshold below which the Signatory is required to top up is equal to € _____. Management and return procedures are governed by **Attachment F**.

Art. 5 - Insurance Obligations, Liability Limits and Taxation

5.1. Tax Autonomy and Responsibility

The Signatory acts as an independent collaborator. It is their exclusive responsibility to fulfil all fiscal, contributory, and insurance obligations arising from their own activity and profit participation, including the potential VAT registration where required by law.

5.2. Indemnity and Liability Limits

The Signatory acknowledges that the activity performed may involve civil risks. ColivingLiguria S.r.l. is indemnified from any liability for damages to third parties arising from the Signatory's activity that exceed ordinary diligence or violate the Operational Plan.

Art. 6 - Duration, Termination and Competent Court

This contract commences on _____ and terminates on _____.

It is governed by current Italian law. For any dispute concerning its interpretation or execution, the **Court of Savona** shall have exclusive jurisdiction.

The methods of early termination, applicable penalties, and eviction procedures are governed exclusively by **Attachment T - Contract Termination**.

Art. 7 - Attachments Configuration

This article contains the formal configurations and numerical details relating to the contract Attachments.

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 agreement, 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: € 200,00¹

Minimum Security Threshold - Minimum Value: € 100,00²

- 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 agreement is **not active** and ensures no rights until the actual crediting of the payment to the account below. ³
- **Suggested Reference:** _____

Interest Regime

- Interest-Bearing Deposit:** The deposit produces legal interests pursuant to Art. 11 L. 392/1978. If unchecked, the deposit is strictly non-interest-bearing.

Type of Relationship

- Payment Provided:** The relationship provides for the payment of participation quotas or fees.
- No Payment Provided:** The relationship does not provide for any payment of fees, rents, or quotas (except for the security deposit).

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:

¹**Default Option:** The standard default value for the security deposit payment is €200.00.

²**Default Option:** The default minimum security threshold, below which the agreement risks termination and replenishment becomes mandatory, is €100.00.

³**Default Option:** Deferred payment via bank transfer is the most traceable method and the one set as secure by default.

Weekly Frequency

Regularly: every 7 nights, 3 days in advance.

 Monthly Frequency

Regularly: every 30 nights, 1 week in advance.

 One-off Payment

The entire agreement fee must be settled in full **before access**.

Guarantee Fund Operations

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

Additional Notes:**Att. G Configuration****Temporal Validity and Activation**

- Access Activation Date: _____
- Termination Date (if fixed): _____
- Indefinite agreement: withdrawal/termination terms per **Att. T** prevail.

Corporate Assets and Technical Accounts

- Access to GitHub Repositories
- IT Systems and Databases

Social Media and Web Services Management

Authorized access level:

- Full credentials access (User/Pass)
- Access limited to assets and data (Content Production)

Authorized platforms:

- Instagram
- TikTok
- YouTube
- LinkedIn
- Facebook
- WhatsApp

Other authorized platforms (specify): _____

Operational Waivers and Special Authorizations

- Explicit waivers to publication or autonomous management prohibitions exist:

Detail of Authorized Waivers:

Art. 8 - Business Model Configuration

Based on the agreements, the following operational parameters are defined:

- **Productive Activity:** _____
- **Localization / Spaces:** _____
- **Profit Sharing:**
Landlord's Share: _____% Signatory's Share: _____%
- **Revenue Model (Group Activities):**
 - Individual
 - Shared Equal (1/N)
 - Shared Proportional
- **Liability Regime:**
 - Individual
 - Joint and Several (Joint Venture)
- **Insurance Scenario:**
 - Scenario A (Existing Policy):
Company: _____ *Policy:* _____
 - Scenario B (Commitment to Activation)
 - Scenario C (Waiver/Self-insurance)
- **Administrative Services:**
 - Delegated SCIA/SUAP Management (+5% share)
 - Intermediation Mandate (_____ % commission)

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. 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 agreement, 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: € 200,00⁴

Minimum Security Threshold - Minimum Value: € 100,00⁵

- 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 agreement is **not active** and ensures no rights until the actual crediting of the payment to the account below. ⁶
- **Suggested Reference:** _____

Interest Regime

- Interest-Bearing Deposit:** The deposit produces legal interests pursuant to Art. 11 L. 392/1978. If unchecked, the deposit is strictly non-interest-bearing.

Type of Relationship

- Payment Provided:** The relationship provides for the payment of participation quotas or fees.
- No Payment Provided:** The relationship does not provide for any payment of fees, rents, or quotas (except for the security deposit).

Bank Details

Payments must be made according to the following specifications:

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

⁴**Default Option:** The standard default value for the security deposit payment is €200.00.

⁵**Default Option:** The default minimum security threshold, below which the agreement risks termination and replenishment becomes mandatory, is €100.00.

⁶**Default Option:** Deferred payment via bank transfer is the most traceable method and the one set as secure by default.

Payment Frequency

The parties agree on the following payment modalities:

Weekly Frequency

Regularly: every 7 nights, 3 days in advance.

Monthly Frequency

Regularly: every 30 nights, 1 week in advance.

One-off Payment

The entire agreement fee must be settled in full **before access**.

Guarantee Fund Operations

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

Additional Notes:

Att. G Configuration

Temporal Validity and Activation

- Access Activation Date: _____
- Termination Date (if fixed): _____
- Indefinite agreement: withdrawal/termination terms per **Att. T** prevail.

Corporate Assets and Technical Accounts

- Access to GitHub Repositories
- IT Systems and Databases

Social Media and Web Services Management

Authorized access level:

- Full credentials access (User/Pass)
- Access limited to assets and data (Content Production)

Authorized platforms:

- Instagram
- TikTok
- YouTube
- LinkedIn
- Facebook
- WhatsApp

Other authorized platforms (specify): _____

Operational Waivers and Special Authorizations

- Explicit waivers to publication or autonomous management prohibitions exist:

Detail of Authorized Waivers:

Business Model Configuration

Based on the agreements, the following operational parameters are defined:

- **Productive Activity:** _____
- **Localization / Spaces:** _____
- **Profit Sharing:**
Landlord's Share: _____% Signatory's Share: _____%
- **Revenue Model (Group Activities):**
 - Individual
 - Shared Equal (1/N)
 - Shared Proportional
- **Liability Regime:**
 - Individual
 - Joint and Several (Joint Venture)
- **Insurance Scenario:**
 - Scenario A (Existing Policy):
Company: _____ *Policy:* _____
 - Scenario B (Commitment to Activation)
 - Scenario C (Waiver/Self-insurance)
- **Administrative Services:**
 - Delegated SCIA/SUAP Management (+5% share)
 - Intermediation Mandate (_____ % commission)

Event Spaces Access

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

Authorized Event Types

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

Att. T Configuration

Withdrawal and Termination Regime

The parties agree on the following regime for the termination of the relationship:

- **Ad Nutum Withdrawal (Art. 1373 Civil Code):** The Company reserves the potestative right to terminate the Agreement at any time, at its unquestionable judgment and without the need to provide notice or justification, with consequent immediate activation of the Access Ban.

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: F, G, I, J, R, S, T, V.

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:** _____.

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 its integrity via the SHA-256 hash (corresponding to the digital signature), 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** (indicating the PDF's SHA-256 hash) **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 Corporation

Tax Code: 01939660096

Sole Admin: Simone Testino (TSTSMN03L01D969Y)

PEC: colivingliguria@pec.it

*Ref. Art. 24 D.Lgs 82/2005 (CAD)**Signature valid with time stamping.***The Signatory***Certified Digital Subscription (SHA-256)*

Contract Code: _____

Document signed using form **Sign1-000** (Sign1).
The SHA-256 hash fingerprint guarantees text
integrity and enforceability against third parties
pursuant to Art. 20 D.Lgs. 82/2005 (CAD).

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: F2-01

Attachment F

Financial Management

The Company**ColivingLiguria S.r.l.**

(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.): _____**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.

Privacy Notice (GDPR):

Personal data contained in this attachment (and in contract —) 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:** May 25, 2026

This Attachment F governs the financial management of the relationship between the **Company** (providing access to its infrastructure and community) and the **Signatory** (participating member), establishing a formal Guarantee Fund management system.

For the purposes of this agreement, two guarantee management instruments are established:

Art. F1 - Guarantee Instruments and Nature of the Deposit

Guarantee Fund and Compliance with the Code of Conduct

This fund consists exclusively of the **Fiduciary Deposit** defined in the reference Agreement and any subsequent "Increases". It represents the value that the Signatory entrusts to the Company as a guarantee of compliance with community standards and the integrity of the entrusted equipment.

Register of Pendencies

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

- Unpaid participation fees/reimbursements;
- Late payment penalties (**Att. F**);
- Costs for penalties or damage to the infrastructure;
- Any other sum owed to the Company.

Non-Interest-Bearing Nature of the Deposit and Legal Interests

The Parties explicitly agree that, given the atypical, mixed, and not strictly lease-based nature of this contractual ecosystem, the sums paid as a Guarantee Fund (or Fiduciary Deposit) are to be considered strictly **non-interest-bearing**.

Therefore, Art. 11 of Law 392/1978 (which would require the payment of interests) is explicitly derogated. Should the specific nature of the individual Reference Agreement imperatively fall under legal categories for which the payment of interests is mandatory and non-derogable, it is the **exclusive responsibility and burden of the Signatory** to ensure that the appropriate option ("Interest-Bearing Deposit") has been validly checked and authorized within the Configuration of this attachment.

In the absence of such authorizing check, the deposit will not yield any civil fruits and will be returned at its mere original nominal value, net of deductions accrued in the Register of Pendencies, with the Signatory waiving any claim or right of recourse in this regard.

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. F2 - Contractual Effectiveness and Suspension of Rights

Immediate Effectiveness and Suspension of Signatory Rights

The Parties explicitly agree that the completion of the relationship occurs in two distinct and asymmetric phases to protect the security and operability of the ecosystem:

- **Immediate Effectiveness of Obligations:** Upon the mere signing of this agreement, all the Signatory's obligations and all the rights acquired by the Company (including, by way of

example, the right to process personal data pursuant to **Att. D**, the acceptance of the Code of Conduct pursuant to **Att. C**, and confidentiality obligations) become immediately and fully effective, binding, and enforceable. The Company is therefore authorized to process and store the Signatory's data and documents from the moment of signature for management and preparatory purposes, regardless of the payment of the deposit.

- **Suspension of Signatory Rights:** Conversely, all rights, concessions, and benefits that the Reference Agreement grants to the Signatory (such as the right of access to the spaces, participation in the community, and use of services) are strictly **suspended and unenforceable** until the actual and full crediting of the Fiduciary Deposit (Guarantee Fund) to the indicated account.

To this end, the Signatory is **absolutely prohibited** from accessing any structure under the control of ColivingLiguria (as listed in **Att. R**) or staying overnight there from the moment of signature until the receipt of the deposit. Violation of this prohibition constitutes a **Grave Breach of Contract** and will be prosecuted pursuant to **Att. T**.

Art. F3 - Sanctioning Regime, Penalties and Compensation

Strictly Sanctioning and Compensatory Nature

The Parties acknowledge and declare in absolute good faith that the mechanism of penalties, expense reimbursements, and deductions has a **strictly sanctioning, occasional, and restorative function**, linked solely to explicit and documentable violations of the internal regulations and agreements made or the reimbursement of advanced expenses.

The Parties categorically agree that the sums withheld or paid into the Guarantee Fund do not in any case constitute, neither directly nor indirectly, the consideration for the continuous enjoyment of a real estate asset or service, but operate exclusively as a penalty clause, reimbursement of out-of-pocket expenses, or compensation for damages pursuant to the law.

Application of Penalties and Voluntary Compensation

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

Simplified Evidentiary Regime and Agreements on Evidence (Art. 2698 c.c.)

For the purpose of ascertaining any violation of the rules of this contractual ecosystem (by way of example: violations of **Att. C**, unauthorized use of assets ex **Att. M**, etc.) and for the consequent application and recording of the relevant penalty in the Register of Pendencies, the Parties explicitly agree on a simplified evidentiary regime pursuant to Art. 2698 of the Civil Code.

The following constitutes sufficient, irrefutable proof suitable to justify the immediate charge of the penalty:

- **Direct Testimony:** the visual or auditory declaration made by any Staff member, collaborator, employee, or shareholder of the Company; or
- **Confession:** the admission, even informal or verbal, by the Signatory.

The Parties categorically agree that the production of tangible or multimedia evidence (such as photographic records or video recordings) to support the testimony **is in no case required**. The Signatory hereby and irrevocably waives the right to dispute the charge for alleged lack of evidence if the testimony referred to in this paragraph exists.

Authorization for Compensation - Ref. 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 Guarantee Fund**, 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 Guarantee Fund to its original value within the established terms.

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, regardless of the duration of the delay.
- **Daily Surcharge:** For each subsequent calendar day of persistent non-payment, the outstanding debt recorded in the Register of Pendencies increases by an additional **€ 50.00**, accruing from the second calendar day of delay.
- **Duration:** This escalation mechanism continues until the debt is fully settled or the contract is terminated for default sanctionable pursuant to **Att. T**, which, prevailing, replaces any further calculation of the penalties under this article.

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

Art. F4 - Fees, Operations and Bank Accounts

Presence of Fees and Payment Frequency

Regarding the nature of the relationship, reference is made to the **Configuration of this attachment** for the specification of the provision of payments or fees.

If a payment is provided for, the fees due by the Signatory (participation quotas, expense reimbursements, or operational contributions) must be paid according to the frequency selected in the **Configuration of this attachment**, respecting the following legal constraints of enforceability and crediting:

- **Weekly Frequency:** The payment for membership for the subsequent period (7 nights) must be formally credited at least **3 (three) days** in advance of the start of the period itself.
- **Monthly Frequency:** The payment for membership for the subsequent period (30 nights) must be formally credited at least **7 (seven) days** in advance of the start of the period itself.
- **One-off Payment:** The entire agreed amount must be credited in full before accessing the spaces or starting the provision of services.

Failure to comply with these terms constitutes default and entails the immediate application of penalties and automatic registration in the Register of Pendencies.

Bank Account and Payment Terms

The Agreement is considered effective exclusively, and no service can be guaranteed or claimed, before the entire agreed **security deposit** 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**) or, where explicitly indicated in the Individual Agreement, to the personal account of the Administrator on a strictly transitional basis and solely for security deposit and preparatory expense reimbursement purposes, in compliance with **Bando PIA** constraints, ensuring in any case the highest standards of reliability, transparency, and traceability.

Inactive Status and Transitional Management for 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. The Parties therefore agree that, until the declaration of Start of Activity (SCIA), **only security deposits and preparatory expense reimbursements** will be made to the Administrator's personal bank details (**Simone Testino**), who acts as a fiduciary custodian of such amounts, with a separate accounting obligation and net refund to the Signatory upon termination of the agreement as provided for in this attachment and in **Att. T**. These are in no case fees for services or any form of reciprocal compensation. Such bank details will be formally updated with final corporate data as soon as the Company becomes bank-operational.

Operations and Operational Cost Deductions

Where explicitly authorized in the **Configuration of this attachment**, the Signatory grants the Company explicit permission to withdraw from the Guarantee Fund 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 the Company on behalf of the member.

Consensus via Informal Channels

If the specific option is selected in the **Configuration of this attachment**, the right of deduction referred to in the previous section is granted by the Signatory even if the spending agreements and 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, provided they bear unambiguous reference to the agreement's identification code (_____) and are corroborated by at least one independent documentary record.

Art. F5 - Default, Multi-Contract Management and Refunds

Financial Default and Sanctions

Each reference Agreement defines two key values:

1. **Fund (Initial Value):** The amount paid that constitutes the fiduciary guarantee.
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.

Default due to Reduction of Guarantee:

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

Default due to Negative Balance:

The Company 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).

Multi-Contract Management (Unified Fund)

Principle of the Unified Fund

If there are **multiple concurrent agreements** (e.g. Membership and Collaboration) between the same parties (**Company** and **Signatory**), the Funds and the Registers operate as **unified instruments**.

Unification of Values

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

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.

Final Refund

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

Recovery of Excesses and Judicial Protection

Should the total amount of debts entered in the Register of Pendencies exceed the amount of the Guarantee Fund (Fiduciary Deposit), the Company will offset up to the limit and will maintain the unconditional right to act for the recovery of the residual credit.

The Signatory grants the Company the right to activate judicial enforcement procedures and coercive recoveries for the full excess amount, including third-party attachments or bank account garnishments, in addition to compensation for greater damages and legal fees incurred.

Refund Guarantee in case of Unilateral Interruption

If the Reference Agreement does not provide specific duration constraints and reserves the Company the potestative right to ban access and withdraw from the relationship without the need to provide notice or justification (*ad nutum withdrawal*), for the maximum protection of the Signatory, the Company guarantees the following: the residual fund — calculated net of any previous operational deductions, reimbursements, or penalties already accrued — will be returned to the Signatory **in full and immediately** upon termination of access to the spaces and the return of corporate equipment, without any further unjustified withholding.

End of Document

Execution and Prevalence: This Attachment is an integral part of the Reference Agreement and is deemed formally signed and approved through the signature of the latter; no separate signature is required. In the event of inconsistency, the provisions of the Agreement shall prevail, especially regarding the nature (commercial or hobbyist) of the relationship. Conflicting clauses in this Attachment are to be understood as mere material or clerical errors (ex Art. 1433 Italian Civil Code) and do not constitute a legal violation. The interpretation of the relationship remains subject to the common intent of the parties expressed in the Agreement (ex Artt. 1362-1363 Italian Civil Code), with the Signatory waiving any claims based on the Company's bureaucratic or drafting errors.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: G2-01

Attachment G

Protection of Non-Tangible Assets

The Company

ColivingLiguria S.r.l.

(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.): _____**Attachment Version:** G2-01

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 —) 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:** May 25, 2026

Art. G1 - Scope and Validity

This attachment governs the conditions of access to the GitHub platform, Social Media profiles, and information systems of ColivingLiguria S.r.l. (private repositories, documents, source code, databases, communication platforms, and corporate materials).

Effectiveness and Term of Access Rights

This document has full legal validity **from the date of signing of the main agreement**, regardless of the date of actual commencement of operational activities or access interruption.

Access rights to the Company's digital platforms and social profiles end on the **End Date of Access Rights**. This date, unless otherwise and specifically agreed in writing, corresponds to:

For the purposes of the confidentiality obligations under this attachment, a distinction is made between: (a) **Trade Secrets** — namely all information contained in the **Company's SQL databases** and all documentation classified as **Level 4 - Trade Secret** under the internal classification system — for which the confidentiality obligation is **perpetual** as long as the information retains its secret character, pursuant to D.Lgs. 63/2018 and Arts. 98–99 of the Industrial Property Code (D.Lgs. 30/2005); and (b) **General Confidential Information** (Level 2 and Level 3 of the internal classification system), for which the confidentiality obligation lasts **20 (twenty) years** from the End Date of Access Rights, unless such information has in the meantime entered the public domain through no fault of the Signatory.

- The end date of the participation at the ColivingLiguria facilities (as indicated in the reference agreement);
- Or, in the presence of other employment or collaboration agreements, the end date of the performance itself.

Upon reaching this date, access to the Company's platforms and social profiles will be revoked and cannot be restored except through new formal agreements. The dissemination prohibitions and confidentiality obligations established in this document, however, have **permanent and perpetual validity**.

Art. G2 - Classification of Information and Assets

All material that the Signatory will access or produce on-site is strictly classified into three fundamental categories, covered by a maximum confidentiality obligation:

Sensitive Materials for Privacy and GDPR Protection

This category includes all data protected by privacy regulations and internal confidential documents, the management of which is fully governed in **Att. D**. Specifically:

- Personal data, contacts, identity documents, and sensitive information of members, guests, or signatories who have granted their data to the Company;
- Balance sheets, accounting reports, economic, and financial data;
- **Any document**, file or internal communication marked as confidential or **not explicitly published** by the Company on its official channels.

Proprietary Data and Trade Secrets for Industrial Protection

This category includes all strategic, creative, and intellectual assets exclusively owned by ColivingLiguria:

- Source code, algorithms, and software architectures developed for ColivingLiguria;
- Research projects, diagrams, models, and technical documentation related to the "Luna" project;

- SQL databases, data architectures, and server operation logic;
- Market research, Business Plans, private B2B contacts, organizational models, and corporate know-how.

The Signatory, by signing this Attachment and the corresponding **Reference Agreement**, expresses their explicit consent for the Company to publish and disclose their non-sensitive data on its official channels.

Such data include, but are not limited to: name, surname (or chosen pseudonym), personal photograph voluntarily provided for this purpose, information on professional skills, role within the team, educational qualifications, nationality, training courses, portfolio, and personal interests. This information will be used exclusively for the presentation of the project team, the enhancement of the community, and institutional promotional purposes, in full compliance with the GDPR regulation.

Multimedia Material and Physical Resources

This category includes any photograph, video, audio recording, or visual reproduction made inside and outside the properties, participation spaces, and physical resources of ColivingLiguria during the period of access, collaboration, or any subsequent instance.

Art. G3 - Social Media and Digital Platform Management

Direct Access and Credential Safekeeping

With the signing of this agreement, the Signatory may be given direct access to the Social Media profiles and digital communication platforms of the Company through the provision of relative administrative credentials. Such credentials are strictly personal, confidential, and non-transferable to third parties for any reason.

Publication Rules

The use of corporate profiles is subject to the control of the Administrator. The methods, contents, and timing are determined exclusively by the Company. Any specific regimes, publication rights, and operational delegations are determined separately through directives or dedicated agreements.

Art. G4 - Intellectual Property and Multimedia Material

The entire intellectual, industrial, and copyright property deriving from the activities carried out for the Company belongs exclusively, totally, and inalienably to ColivingLiguria.

Technical Material (Software/Code and Data)

The ownership and rights of use of software, code, scripts, or queries developed within the repositories are the **exclusive property of the Company**. It is prohibited to reuse such codes for personal purposes or for third parties.

Acquisition and Dissemination of Images and Videos

Every photo, video, or multimedia content produced, shot, or recorded by the Signatory depicting the properties, spaces, setups, or physical resources of ColivingLiguria becomes the **exclusive property of the Company**.

The dissemination, publication, or sharing (even on the Signatory's personal social profiles) of such material is **generally permitted** for promotional and community life documentation purposes, unless explicitly prohibited by the Company or if the images depict private areas, sensitive data, or subjects who have not given consent. The Company reserves the absolute and unquestionable right to request the removal of any image or video it deems harmful to its image, the privacy of members, or the security of its facilities. **Should the Company send a formal removal notice, the Signatory**

has 5 (five) days to comply; in case of non-compliance, a penalty of € 20.00 per day of delay will apply, deducted from the deposit (Att. F) or recorded as a debt.

Art. G5 - Obligations, Prohibitions and Data Removal

Prohibition of Dissemination and Public Access

It is **strictly forbidden** to access data, computer services, or social profiles of ColivingLiguria via public computers or unprotected public WiFi networks. If the violation of this prohibition causes or facilitates security compromises, unauthorized access, or data leaks, the Signatory will be held solely responsible, with the obligation for full compensation for damages suffered by the Company and application of the expected sanctions.

Post-Collaboration Removal Obligation

Upon the End Date of Access Rights, the Signatory has the **strict and immediate obligation** to:

1. Permanently logout from all Social Media accounts, GitHub repositories, and corporate platforms on any personal device;
2. Permanently delete any credentials, local saves, backup copies, downloaded files, or multimedia material depicting corporate properties from all their physical devices and personal cloud archives;
3. Issue, if requested, a written statement certifying the destruction and removal of access.

Contractual Waivers and Operational Freedoms

The prohibitions and limitations established in this attachment may be subject to specific waivers in order to guarantee the Signatory the necessary operational freedoms (such as, by way of example, authorization to independently manage and publish content on corporate social channels, or waiver for the removal of specific materials).

Such waivers are considered valid and effective **exclusively if put in writing and explicitly integrated into the Reference Agreement** to which this attachment refers. For the waiver to have legal value and relieve the Signatory of the prohibitions, the document containing it must be **signed by both parties**.

Any verbal agreement, informal understanding, or written document lacking the joint signatures of the Company and the Signatory is considered null, ineffective, and unfit to overcome the prohibitions established here. Any subsequent modification, integration, or extension of the granted operational freedoms must likewise occur only in writing and bear the signature of both parties.

Art. G6 - Sanctions and Penalties

Violation of Sensitive Data

The dissemination or improper use of Sensitive Materials (personal data) exposes the Signatory to direct civil and criminal liability towards the competent authorities and interested parties.

Unauthorized Dissemination of Images and Private Property

The intentional or negligent dissemination of photographs, videos, or multimedia material depicting the fixed properties of the Company without explicit consent constitutes a violation of corporate security and confidentiality. In case of non-compliance, the Company will act in the competent courts to seek compensation for all damages, material and reputational, deriving from the illicit publication or dissemination of the material, without predetermined limitations, reserving every action to protect its physical and reputational assets.

Violation of Secrets and Proprietary Data

The prohibition on dissemination, sharing, or appropriation of Proprietary Data (e.g. source code, SQL database, Luna projects, Business Plan) is **absolute and perpetual**.

In case of violation of this prohibition, or misappropriation of intellectual property, the **sanctions and forfeited compensatory penalties provided for by Art. 16 of the Corporate Statute of ColivingLiguria⁷**, which the Signatory declares to have received, read, and fully accepted, without prejudice to the Company's right to act in civil and criminal court for compensation of greater damage, will automatically and strictly apply. In the absence of prior consultation of the Statute by the Signatory, the applicable sanctions shall in any case be determined by the Judge in equity pursuant to Art. 1226 Civil Code, with a maximum of € 5,000.00 per single documented violation event, without prejudice to the right to full compensation for greater damage.

Art. G7 - Document Classification and Privacy Levels

In order to protect corporate know-how, intellectual property, and regulatory compliance (GDPR), the Company classifies its physical and digital documents according to four strict confidentiality levels. The Signatory obliges themselves to comply with the following directives and to assume the related financial responsibilities in the event of unauthorized disclosure:

1. **Level 4 - Trade Secret:** Documentation of critical strategic value. Disclosure to third parties or improper use entails the immediate interruption of the membership relationship and the application of the maximum sanctions and penalties provided for by the Corporate Statute, without prejudice to the Company's right to take criminal and civil action for compensation for financial and reputational damages.
2. **Level 3 - Personal Data GDPR** Documentation subject to EU Regulation 2016/679. Unauthorized distribution, copying, or unlawful processing entails the automatic application of a mandatory penalty of € 100.00 for each single documented violation, which constitutes a debt added to the **Register of Pendencies** as regulated by **Att. F**, in addition to the strict obligation to indemnify the Company and fully compensate any damage to third parties or administrative fine arising from the offense.
3. **Level 2 - Internal Use and Proprietary** Management documentation protected by copyright. Sharing outside the official channels of the Company or to non-contracted parties entails the application of a mandatory penalty of € 100.00 for violation, which constitutes a debt added to the **Register of Pendencies** as regulated by **Att. F**, reserving the right to act for the recovery of greater damage in case of transfer of operational material to competing entities or subjects.
4. **Level 1 (Public):** Documentation for free consultation. There are no limitations on sharing or distribution.

The parties expressly agree that the proven violation of Levels 2, 3, and 4 or the unauthorized sharing of credentials and digital assets constitutes to all intents and purposes an **Event of Grave Breach**. This circumstance authorizes the Company to activate the immediate interruption of access and the Reference Agreement, proceeding with the suspension of services and the precautionary freezing of the Guarantee Fund, in strict compliance with the provisions of **Att. T** and **Att. F**.

⁷Cf. Arts. 98–99 of the Italian Industrial Property Code (D.Lgs. 30/2005) and D.Lgs. 63/2018 (implementing EU Directive 2016/943) on the protection of trade secrets and corporate know-how, as well as Art. 2105 Civil Code on the duty of loyalty applied by analogy to autonomous collaborators. The Corporate Statute of ColivingLiguria is a public document, available for full inspection at the competent **Chamber of Commerce** and consultable on the Company's official website.

End of Document

Execution and Prevalence: This Attachment is an integral part of the Reference Agreement and is deemed formally signed and approved through the signature of the latter; no separate signature is required. In the event of inconsistency, the provisions of the Agreement shall prevail, especially regarding the nature (commercial or hobbyist) of the relationship. Conflicting clauses in this Attachment are to be understood as mere material or clerical errors (ex Art. 1433 Italian Civil Code) and do not constitute a legal violation. The interpretation of the relationship remains subject to the common intent of the parties expressed in the Agreement (ex Artt. 1362-1363 Italian Civil Code), with the Signatory waiving any claims based on the Company's bureaucratic or drafting errors.

Account Responsibility and IT Security

The Signatory declares and guarantees that the email address indicated in the Configuration of this Attachment for access to GitHub systems is a personal and private account of which they have exclusive availability and control.

It shall be the total and exclusive responsibility of the Signatory to ensure that only they have access to said email and the relative GitHub account. The Signatory assumes full and unconditional responsibility for every action performed through such accounts, committing to indemnify the Company against any damage resulting from malicious use, policy violations, or unauthorized third-party access to corporate data and source code.

These responsibility provisions equally extend to the use of credentials and data related to the Social Media and Web Services indicated in the Configuration, regardless of the access level (credentials or data only) granted. [!] Att. I missing

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: J1-01

Attachment J**Administrative and Financial Management of Productive Activities***Attachment modifiable pursuant to Att. R***The Company****ColivingLiguria S.r.l.**

(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.): _____**Attachment Version:** J1-01

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 —) 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:** May 25, 2026

Art. J1 - Scope and Purpose

This attachment constitutes the reference document for the **economic, administrative, and bureaucratic management of all productive and commercial activities** carried out in collaboration with ColivingLiguria (e.g., Summer Camps, Workshops, Product Sales, Events). It defines the parameters for profit sharing, the management of financial flows, and responsibilities regarding regulatory compliance (e.g., SCIA).

Art. J2 - Definition of Economic Parameters

Tax Transparency Obligations

The Signatory operating with a VAT number or as a Professional has the strict obligation to provide the Company, at the time of signing or before the issuance of any accounting document:

- Valid and active Tax Code and/or VAT Number;
- Recipient Code (SDI) or PEC for electronic invoicing;
- Registration with Social Security Funds (if applicable).

Gross Revenue

"Gross Revenue" is defined as the total sum of income actually collected from the specific activity (registration fees, ticket sales, direct sponsorships), before any taxes or expenses.

Deductible Costs (Out-of-Pocket Expenses)

"Deductible Costs" are subtracted from the total Gross Revenue to determine the Net Profit. Only documented out-of-pocket expenses directly attributable to the activity are considered deductible:

- **Specific Utilities:** Calculated as a flat rate or by consumption (Electricity, Water, Gas) for the days of activity;
- **External Marketing:** Expenses for Ads (Google/Meta), printing flyers, or external agencies not part of ColivingLiguria;
- **Consumables:** Food (if not self-produced), stationery, specific rental equipment;
- **Commissions:** Bank transaction costs (POS, Stripe, PayPal).

Cost Exclusions (Internal Labor)

Not included among deductible costs:

- The value of work performed by residents, internal professionals, or collaborators of ColivingLiguria who contribute by way of exchange or internal volunteering, unless otherwise specifically agreed in writing;
- The use of owned spaces or equipment (unless they involve extraordinary wear and tear or immediate out-of-pocket costs);
- Garden products ("Food from Nature") or already available internal resources.

Art. J3 - Calculation and Distribution

The **Distributable Net Profit** (Gross Revenue - Deductible Costs) is distributed according to the percentages defined in the Reference Agreement ("Economic Distribution" Article).

Art. J4 - Joint Management (Joint Venture)

In cases where the activity is carried out by multiple Signatories or Organizers in a group, the **Joint Collaboration** regime applies.

Distribution Models (Granularity)

In the case of group activities, the Signatories may choose between different sharing regimes for **Profits** and **Liability (Deposit)**, as indicated in the Reference Agreement:

J4.0.1. Profit Distribution

- **Individual:** Each Signatory receives the profit deriving exclusively from their own clients/activities (if separable);
- **Shared Equal:** The total Net Profit of the group is divided in equal parts among all members (1/N);
- **Shared Proportional:** The Net Profit is divided according to pre-established percentages (based on seniority, role, or contributions).

J4.0.2. Liability and Deposit Management

- **Individual:** Each person is liable only for their own damages. The security deposit is personal;
- **Joint and Several (Common Fund):** The security deposits are virtually united. Damages caused by *anyone* in the group are compensated by drawing from the common fund. The deduction is spread across all participants.

Note: Choosing the "Joint and Several" regime implies a waiver of asserting one's individual diligence as an excuse towards the Company.

Insurance Coverage and Waivers

The Signatory is required to define their insurance position according to one of the following three scenarios, with the relative consequences:

J4.0.3. Scenario A: Policy Already Active

The Signatory declares already possessing a valid Third Party Liability (RC) coverage for the activity.

- **Obligation:** Provide Company, Policy Number, and Limit in the Contract;
- **Consequences:** If the data is found to be false or the policy expired/inoperative, such conduct constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

J4.0.4. Scenario B: Commitment to Activation

The Signatory does not yet have a policy but undertakes to sign one.

- **Essential Deadline:** The policy must be activated and sent to the Company strictly *before* the start of activities (or the entry of minors);
- **Consequences:** Failure to meet the deadline constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

J4.0.5. Scenario C: Express Waiver

The Signatory knowingly chooses not to insure themselves, assuming every risk personally ("Self-insurance").

- **Validity:** This option is admitted **only** if the law or local regulations do not impose mandatory insurance for that specific activity;
- **Consequences:** If an audit reveals that the activity mandatory required insurance, such omission constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T.**

Art. J5 - Optional Services and Impact on Distribution

The Company offers administrative and bureaucratic support services that, if requested by the Signatory for their own activity, influence the net profit sharing percentage or involve specific deductible costs.

SCIA and SUAP Management (General)

Rules valid for any commercial activity subject to notification (e.g., Courses, Events, Sales):

- **Autonomous Management (No Cost):** The Signatory independently handles the filing of the SCIA at the competent SUAP;
- **Information Obligation:** The Signatory must strictly inform the Company *before* sending and provide a copy of the receipt to the PEC of ColivingLiguria;
- **Compliance:** The SCIA must be strictly compliant with the intended use of the spaces and local regulations.
- **Delegated Management (Impact on Profit Share):** If the Signatory delegates compliance to the Company (or inclusion in the existing activity), the Company's **Profit Share quota increases** (standard +5%) or a fixed physical fee is applied (€ 150.00).

Contract and Collection Management

- **Direct Management (No Cost):** The Signatory enters into contracts directly with clients and collects payments;
- **Intermediation (Mandate):** The Company manages contracts and collections on behalf of the Signatory;
- **Commission:** The service involves a management commission (standard 10% on the transaction) deducted from the Gross Revenue.

End of Document

Execution and Prevalence: This Attachment is an integral part of the Reference Agreement and is deemed formally signed and approved through the signature of the latter; no separate signature is required. In the event of inconsistency, the provisions of the Agreement shall prevail, especially regarding the nature (commercial or hobbyist) of the relationship. Conflicting clauses in this Attachment are to be understood as mere material or clerical errors (ex Art. 1433 Italian Civil Code) and do not constitute a legal violation. The interpretation of the relationship remains subject to the common intent of the parties expressed in the Agreement (ex Artt. 1362-1363 Italian Civil Code), with the Signatory waiving any claims based on the Company's bureaucratic or drafting errors.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: R1-03

Attachment R

Internal Registry and Identification

The Company

ColivingLiguria S.r.l.

(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.): _____**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 —) 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:** May 25, 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, spaces, stoves, tools, keys) is codified here. This Att. R serves as the official legend for all references indicated in the main agreement and previous articles.

Art. R2 - Real Estate Identification and Cadastral Data

Identification Methodology

Pending the completion of the digital technical mapping, the exact identification of the unit or space that the Signatory is authorized to use 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 agreement.

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 agreement is to be considered restricted or prohibited access, according to the Strict Whitelist principle.

Art. R3 - Asset Inventory and "Strict Whitelist"

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.

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. The Company has adopted all reasonably required preventive measures to prevent unauthorized access to such assets, including, by way of example, the locking of workshops, garages, and storage areas. Any violation of this prohibition or use of unregistered goods — occurring despite the preventive measures adopted by the Company — **severs the causal link** between the Company's conduct and any harmful event: constituting a voluntary assumption of risk by the Signatory, the related liability for any damages incurred is attributable **exclusively to the Signatory** pursuant to Art. 1227, para. 1, Civil Code. The Company is therefore fully exempt from any civil liability for damages arising from such unauthorized use.

Coding Derogation for Simple Manual Tools

In derogation of the analytical coding procedure (LLL-LLL-NNN), simple manual tools (by way of example: shovels, shears, hand saws, belonging to Sets GEN, WOO, GAR) are listed in the Technical Appendix exclusively via a **brief objective description**. The safety provisions, conditions of use, and liability profiles for the use of such assets are entirely governed by **Att. M** and bound to the relevant authorizations of the Reference Agreement.

Asset Codification System

Without prejudice to the provisions for simple manual tools, any other tool, machinery, or appliance 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.

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
MAN	Set Manual (Attrezzi Semplici)	Macro-category enabling the use of all non-powered tools included in the various sets, governed directly in Att. M.
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: Pots, appliances (with manual) and manual tools/cutlery (regulated in Att. M).
CLE	Set Cleaning (Pulizia)	Space hygiene: Brooms, Mops, Specific chemicals, Sponges.

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 (Asset Inventory). 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*)

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 Agreement**
 - **Attachment F** - Financial Management (economic and sanctioning clauses)
 - **Attachment M** - Maintenance Conditions (sanctioning clauses)
 - **Attachment R** - Only for the "Modification Procedure" section
 - **Attachment T** - Agreement Interruption 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 agreement 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.

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 agreement is terminated on the agreed date without penalties and with refund of the Guarantee Fund. Otherwise, the modification is considered approved.

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.

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 of the Agreement:

- **The assigned real estate unit (Private Space).**
- **The participation fee.**
- **The agreement duration.**

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

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.

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 agreement attachment versions.

Data Inizio Nuovi Accordi: La versione si applica a tutti gli accordi 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 gli accordi 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 Agreements:** The version applies to all agreements 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 agreements.

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. **Agreement Body vs Attachments:** In the event of a discrepancy between the main text (*corpus*) of the Base Agreement and the provisions contained in its Attachments, the clauses of the main body of the Agreement prevail over those of the Attachments.
3. **Business Branch vs Living Branch:** Should the Signatory concurrently sign, bearing the same certain date, an agreement relating to the "ColivingLiguria Living" branch and an agreement relating to the "ColivingLiguria Business" branch, in the event of a conflict, the provisions of the "Business" agreement prevail entirely.
4. **Topographical-Positional Criterion:** Should antinomies or internal contradictions be found within the same agreement 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 agreement; and b) there is a specific enabling clause in the Base Agreement 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 Agreement 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 agreement finalization, all compliant with current Italian legislation (Civil Code and Digital Administration Code - CAD).

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.

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.

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 Agreement 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.

Asset and Equipment Inventory (Strict Whitelist)

Set	Objective Asset Description	Risk Class	Manuale
MAN	"Dexter" toolbox (Complete set: wrenches, various screwdrivers, files, rasps, manual woodworking and carpentry tools)	Low (Mild)	All. M
MAN	Manual wood saw, steel blade	Low (Cut)	All. M
MAN	Splitting axe for logs, 1.5 kg steel head	Low (Cut)	All. M
MAN	Handy hatchet, 0.5 kg steel head	Low (Cut)	All. M
MAN	Carpenter's hammer, head with nail puller	Low (Impact)	All. M
MAN	3 kg sledgehammer, long handle	Medium (Impact)	All. M
MAN	No. 2 Single-wheel barrows with steel tray	Low (Mild)	All. M
MAN	No. 2 Steel round-point digging shovels with orange handle	Low (Mild)	All. M
MAN	Professional kitchen knife set (Chef, Santoku, Paring), steel blades	High (Cut)	All. M
MAN	Four-sided stainless steel grater	Medium (Cut)	All. M

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

Continua nella pagina successiva...

All.	Versione	Titolo (IT)	Title (EN)
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

Execution and Prevalence: This Attachment is an integral part of the Reference Agreement and is deemed formally signed and approved through the signature of the latter; no separate signature is required. In the event of inconsistency, the provisions of the Agreement shall prevail, especially regarding the nature (commercial or hobbyist) of the relationship. Conflicting clauses in this Attachment are to be understood as mere material or clerical errors (ex Art. 1433 Italian Civil Code) and do not constitute a legal violation. The interpretation of the relationship remains subject to the common intent of the parties expressed in the Agreement (ex Artt. 1362-1363 Italian Civil Code), with the Signatory waiving any claims based on the Company's bureaucratic or drafting errors.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: S1-01

Attachment S

Event Dedicated Spaces

*Attachment modifiable pursuant to Att. R***The Company****ColivingLiguria S.r.l.**

(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.): _____**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):

Personal data contained in this attachment (and in contract —) 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:** May 25, 2026

Art. S1 - 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. S2 - 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.

1. **Yearly Events - Annual Events or 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. S3 - Available Spaces for Events - Att. 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 **Att. R**.

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.

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 **Att. R**.

Art. S4 - Rules for Space Usage

Permitted Hours

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

Maximum Number of Participants

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

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. S5 - 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 Document

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COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: T1-02

Attachment T

Termination, Access Ban and Penalties

The Company**ColivingLiguria S.r.l.**

(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.): _____**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.

Privacy Notice (GDPR):

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Place: Cairo Montenotte · **Date:** May 25, 2026

Art. T1 - Universal Scope of Application

This Attachment governs the causes of contract termination and the subsequent bans on access to company facilities. It has general validity and is applicable to any type of Reference Agreement between the Parties, including, but not limited to: B2B contracts between professionals, commercial agreements, generic memberships, or verbal hospitality understandings. This document in no case constitutes a concession of real or personal rights of enjoyment over real estate.

Art. T2 - 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.⁸

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. T3 - Cases of Contract Termination

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 **Att. F (Financial Management)**.

Unconditional Withdrawal (Ad Nutum)

It is acknowledged that for the present relationship, the right of free withdrawal (*ad nutum*) in favor of the Company **is not agreed upon**, except as otherwise provided by law or the specific contract type.

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 to the official PEC colivingliguria@pec.it (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;

⁸**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.

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 provided upon stipulation of this Contract or its Attachments.

9

Uniqueness of the Cause for Termination: In the absence of an *ad nutum* withdrawal agreement, the relationship may be terminated by the Company exclusively upon expiration of the term or for just cause related to the Events of Grave Breach managed above.

Art. T4 - 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 **Att. G**, the validity of which remains even after the termination of the main relationship.

Art. T5 - Absolute Ban on Access and Mandatory Penalty

Regardless of the cause that generated the end of the relationship (expiration, termination for grave breach, or withdrawal), from the moment of contract cessation, an **Absolute Ban on Access and Stay** automatically triggers for the Signatory at any facility, land, or appurtenance of ColivingLiguria.

Penalty Clause for Ban Violation (€ 100.00/day)

If the Signatory physically violates this ban, accessing the facilities, land, or appurtenances of ColivingLiguria **after receipt of the formal written ban notice** (sent by the Company via PEC or registered mail), assuming the status of an intruder, a mandatory penalty of **€ 100.00 (one hundred/00) for every single day** the violation continues is agreed upon, accruing from the day following receipt of such notice.

Digital Domain: This penalty clause applies exclusively to violations of access to **physical** spaces. Violations related to digital systems, credentials, company platforms and accounts (GitHub, Social Media, Database, etc.) are governed entirely and exclusively by **Att. G (Digital and Intangible Asset Protection)** and the related sanctions therein.

The Company will enter this debt in the Register of Pendencies, proceeding with the offsetting and potential coercive recovery of excesses according to the procedures and guarantees provided in **Att. F**.

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.¹⁰

⁹**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.

¹⁰**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

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.

End of Document

Execution and Prevalence: This Attachment is an integral part of the Reference Agreement and is deemed formally signed and approved through the signature of the latter; no separate signature is required. In the event of inconsistency, the provisions of the Agreement shall prevail, especially regarding the nature (commercial or hobbyist) of the relationship. Conflicting clauses in this Attachment are to be understood as mere material or clerical errors (ex Art. 1433 Italian Civil Code) and do not constitute a legal violation. The interpretation of the relationship remains subject to the common intent of the parties expressed in the Agreement (ex Artt. 1362-1363 Italian Civil Code), with the Signatory waiving any claims based on the Company's bureaucratic or drafting errors.

the contractual Penalty ex Art. 1382 Civil Code.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment ID: V1-01

Attachment V

Vocabulary of Term Definitions

*Attachment modifiable pursuant to Att. R***The Company****ColivingLiguria S.r.l.**

(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.): _____**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.

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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:** May 25, 2026

Art. V1 - Purpose of the Vocabulary

This attachment serves as a reference for all technical or legal terms used in the Reference Agreement and its attachments 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 Document

Execution and Prevalence: This Attachment is an integral part of the Reference Agreement and is deemed formally signed and approved through the signature of the latter; no separate signature is required. In the event of inconsistency, the provisions of the Agreement shall prevail, especially regarding the nature (commercial or hobbyist) of the relationship. Conflicting clauses in this Attachment are to be understood as mere material or clerical errors (ex Art. 1433 Italian Civil Code) and do not constitute a legal violation. The interpretation of the relationship remains subject to the common intent of the parties expressed in the Agreement (ex Artt. 1362-1363 Italian Civil Code), with the Signatory waiving any claims based on the Company's bureaucratic or drafting errors.