

COLIVINGLIGURIA

Residential Tenancy Agreement

(Courtesy Translation)

THE LANDLORD**Testino Simone**

(Nato a Genova il 01/07/2003)

Dati Fiscali:

P.IVA: 03039920990

C.F.: TSTSMN03L01D969Y

Contatti:

Email: simone.testino@colivingliguria.it

PEC: simone.testino@legalmail.it

Tel: +39 339 637 9372

THE TENANT

(Nato/a: _____)

Dati Fiscali:

P.IVA: _____

C.F.: _____

Contatti:

Email: _____

Tel: _____

Documento:

Luogo: **Cairo Montenotte, Località Chiappella**
Data di stipula: **25 dicembre 2025**

IMPORTANT LEGAL NOTICE**THIS DOCUMENT IS A COURTESY TRANSLATION ONLY.**

It is provided solely for the purpose of helping the Tenant understand the terms of the agreement.

THIS DOCUMENT MUST NOT BE SIGNED.

The only legally binding document is the **Italian version** (“Contratto di Locazione ad Uso Abitativo Temporaneo”). By signing the Italian contract, the Tenant acknowledges and accepts all terms and conditions therein.

Indice

Contracting Parties

The Landlord

The Sole Proprietorship **Testino Simone**, herein represented by the owner Mr. **Simone Testino**, born on 01/07/2003 a Genova (GE) and resident in Via San Pio X, 12 A (Piano -1), 16131 Genova (GE), in this contract also referred to by the commercial pseudonym "**ColivingLiguria**".

Registered Office	Via San Pio X, 12 A (Piano -1), 16131 Genova (GE)
Fiscal Data	VAT 03039920990 – Fiscal Code TSTSMN03L01D969Y
Business Register	C.C.I.A.A. of Genova – REA n. GE-528690
Official Contacts	PEC: simone.testino@legalmail.it Email: simone.testino@colivingliguria.it Tel: +39 339 637 9372
Bank Details	Isybank IBAN: IT94I0338501601100080084122 BIC/SWIFT: ISYBITMM Holder: Simone Testino

The Tenant

Name: _____
Birth: _____
Residency: _____
Email: _____
Phone: _____

Citizenship and Identification Data

Citizenship:

- ☐ Italian
☐ Non-Italian, specifically:

Identification Document:

- ☐ Identity Card
☐ Passport

Document Details: _____

Fiscal Data and Residence Permits

Fiscal Code (if available): _____

Visa / Residence Permit Requirement: ☐ Yes ☐ No

If required, please fill in the following:

Visa / Permit Type: _____

Visa / Permit Details: Document Number: _____

Expiry Date: _____

Note: The Tenant mandatorily undertakes to send a scanned copy of the document to the PEC address: simone.testino@legalmail.it.

Healthcare Coverage in Italy

Is the Tenant entitled to the National Health Service (SSN)? ☐ Yes ☐ No

If No, indicate details of private health insurance:

Insurance (Company/Ref.): _____

The Tenant undertakes to transmit a digital copy of all identification documents mentioned in this section (ID Document, Fiscal Code, Visa/Residence Permit, Health Insurance, where applicable) to the PEC address simone.testino@legalmail.it.

Such transmission must occur **contextually** with the sending of this signed contract, attaching all requested files in a single PEC communication, even if such documentation has already been anticipated previously via ordinary email.

The Landlord declares to store such documentation in compliance with current privacy regulations.

Additional Declarations by the Tenant: By signing this contract, the Tenant further declares:

- to be able to legally reside in the Italian territory for the entire agreed period (Art. 2) and to possess all necessary documentation for this purpose;
- to acknowledge and accept that, in compliance with current national, regional, and municipal laws (including, by way of example, public security regulations and tourist tax laws), the identification documentation provided will be shared with the competent authorities;
- to possess regular mandatory or voluntary health insurance valid to cover any medical expenses during the stay in the Country;
- to be fully self-sufficient in managing their own person and health. The Tenant acknowledges that the Landlord does not provide any type of medical, health, or personal support assistance and is exempted from any liability deriving from pre-existing or arisen health conditions of the Tenant;
- to have declared in writing, in the following section, any food intolerance, allergy (to foods, materials, animals, pollens, etc.) or other medical condition that may put their own health, that of other residents at risk, or that may cause damage to the property.

Smoker: ☐ Yes ☐ No

Any allergies, intolerances, or other conditions to declare (as per previous point):

Start of Lease and Property Description

The Landlord grants in lease to the Tenant, who accepts, the use of the following real estate units located in the Municipality of **Cairo Montenotte (SV)**, as specified below.

A) Residential Real Estate Units

Room numbering refers to that presented on the dedicated page of the site simonetestino.pages.dev.

- ☐ **Property 1:** Sheet 29, Parcel 440, **Subaltern 5**.
Portion: _____
- ☐ **Property 2:** Sheet 29, Parcel 440, **Subaltern 6**.
Portion: _____
- ☐ **Property 3:** Sheet 29, Parcel 440, **Subaltern 7**.
Portion: _____
- ☐ **Property 4:** Sheet 29, Parcel 519, **Subaltern 6**.
Portion: _____

B) Access and Use of Land

- ☐ Sheet 29, Part. 522
- ☐ Sheet 45, Part. 251
- ☐ Sheet 29, Part. 525
- ☐ Sheet 46, Part. 104
- ☐ Sheet 29, Part. 531
- ☐ Sheet 46, Part. 105
- ☐ Sheet 29, Part. 532
- ☐ Sheet 46, Part. 200
- ☐ Sheet 45, Part. 45
- ☐ **All lands.**
- ☐ Sheet 45, Part. 217

Significant Belongings and Pets

1. Registration of Significant Belongings (> € 500.00)

For security reasons, insurance coverage, and to facilitate any reports in case of theft or damage (even accidental), the Tenant is required to register strictly personal belongings of significant value introduced into the property here in advance.

"Significant Belongings" are strictly considered all objects with a market value exceeding **€ 500.00** or which have a particular sentimental/professional value requiring protection.

Description	Serial No. / ID	Value €	Conditions
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

2. Unique Identification of Pets

The Tenant must indicate the pets they intend to bring into the ColivingLiguria spaces.

In compliance with **European regulations (EU Regulation No. 576/2013)** and national laws on the **Pet Registry** which require electronic identification, it is mandatory to provide the unique data below to guarantee animal welfare and traceability.

Species	Breed	Name	Sex	Code (ISO)

Compliance, Liability, and Contract Attachment:

The Tenant declares that the animal complies with all health regulations in force (including mandatory vaccinations). All liability for damage caused by the animal (to property, people, or other animals) falls **exclusively on the Tenant**, who indemnifies ColivingLiguria from any legal burden. Specific rules for daily management and the animal deposit are defined in the dedicated Attachment: **Attachment A - "Keeping of Animals"**.

Required Action: The Tenant is obliged to send a **digital copy** of identification documents (EU Passport, registry/microchip certificate, health card) via email together with the signed copy of this Contract.

This contract is drafted in Italian. A copy in English is provided to the Tenant for informational purposes only and has no legal value. The Tenant declares to have fully understood the content of the Italian version, which is the only one to be authentic and to regulate the relationship between the parties.

The following is agreed and stipulated:

Art. 1 – Entire agreement and Modifications

This Contract, together with its Attachments, constitutes the **entire and exclusive agreement** between the Parties and supersedes any prior understanding, communication, or agreement, whether oral or written, entered into before the execution date.

- **Prevalence:** As of the date of execution, this Contract prevails over all previous agreements between the Parties. No previous oral agreement, memorandum, or written understanding will have legal validity over the provisions contained herein.
- **Modifications:** Any future modification to the clauses contained in this Contract will be valid only if it results from a **written deed signed by both Parties**.
- **Derogations:** The only documents capable of legally derogating or overwriting this Contract are either subsequent versions of the same Contract, agreed and signed by both Parties, or separate **Professional Partnership Contracts** formally executed between the Parties (excluding agreements of a purely residential nature).

This Contract represents the totality of all agreements in force between the two Parties.

Art. 2 – Duration, Consideration, and Fiscal Regime

This lease is stipulated for a duration of ____ (____) weeks, starting on _____ and ending on _____.

The consideration is agreed at € _____ (____), calculated on a basis of € _____ per week.¹

Regarding utility expenses (water, electricity, etc.):

- ☐ Expenses are included in the consideration.
- ☐ Expenses are excluded and calculated separately.

Regarding registration:

- ☐ The contract has a duration of 30 days or less and is not subject to registration (art. 4, D.L. 50/2017).

¹The consideration is determined taking into account the current conditions of the property and the purpose of the lease, which includes the Landlord's interest in the property being inhabited to ensure its conservation.

- ☐ The contract has a duration exceeding 30 days and is subject to registration (D.P.R. 131/1986).²
Registration expenses are:
- ☐ Equal to the minimum fixed tax of **€ 67.00**.
 - ☐ Equal to 2% of the total rent, for a total of **€ _____**.

These expenses are divided as follows:

- ☐ Entirely borne by the Tenant.
- ☐ Entirely borne by the Landlord.
- ☐ Divided 50% between the parties.

Two options are offered for payment terms, between which the Tenant can freely decide. For a conscious decision, the Tenant is invited to also observe the clause in the "Financial Management" attachment.

☐ **Option 1: Weekly Payment Terms**

First Payment (at check-in): To be paid upon arrival via instant bank transfer. Includes:

- The proportional share for the remaining days of the first week.
- The entire amount of the second week.

Subsequent Payments: The Tenant undertakes to pay the weekly consideration at least **3 (three) days in advance** with respect to the start of the reference week.

☐ **Option 2: Monthly Payment Terms**

First Payment (at check-in): To be paid upon arrival via instant bank transfer. Includes:

- The proportional share for the remaining days of the first month.
- The entire amount of the second month.

Subsequent Payments: The Tenant undertakes to pay the monthly consideration at least **1 (one) week in advance** with respect to the start of the reference month.

Art. 3 – Security Deposit and Credit Line

As a guarantee for the obligations assumed, the Tenant pays a non-interest-bearing security deposit.

The following values are defined:

- **Deposit Value (Credit Line):** € _____ (_____)
- **Minimum Value (Safety Threshold):** € _____

The use of the Deposit as a "Credit Line", the mandatory maintenance of the balance above the "Safety Threshold" (Minimum Value), the conditions for termination for financial default (including Art. 5.2 of this contract), and all other management details are regulated **exclusively** by the attachment **"Attachment F - Financial Management"**.

The Tenant declares to have read Attachment F and to fully accept its conditions.

The security deposit (the residual Credit Line) will be returned at the end of the lease, following verification of the condition of the property and only after having settled the entire exposure of the "Debit Line", according to the methods provided by Art. F.5.

Art. 4 – Tenant Obligations and Attachments

²Registration costs for the lease contract (equal to 2% of the total rent, with a minimum of € 67.00) differ from the fixed tax of € 200.00 provided for the registration of the free loan for use contract (D.P.R. 131/1986, Art. 5 Tariff, Part I).

The Tenant undertakes to use the property with the diligence of a good family father and to fully respect the rules contained in the following documents, attached to this deed to form an integral part thereof:

- A - "Keeping of Animals"
- C - "House Rules"
- D - "Data Processing"
- F - "Financial Management"
- L - "Rental and Furnishing"
- M - "Maintenance Conditions"
- P - "Attachment Modification Procedure"
- R - "Conservation Manual"
- T - "Contract Termination"
- Z - "Supplementary Activities"

The Tenant declares to have received, read, and specifically approved the content of all attachments.

Modification of Attachments. The Landlord, to guarantee safety, peaceful coexistence, and correct management of common spaces, reserves the right to modify or update some attachments according to what is foreseen by **Attachment P - Attachment Modification Procedure**.

This attachment fully regulates:

- The classification of modifiable and protected attachments;
- The notification procedure, terms, and methods of acceptance or withdrawal;
- The effects of positive modifications (additions only);
- The limits to modifications (essential elements not modifiable pursuant to arts. 1571-1606 of the Civil Code).

Art. 5 – Causes for Contract Termination

This contract is for a fixed term and ceases its validity exclusively in the cases provided for by current law, by this contract, and by its attachments.

Please consult the attachments for the complete definition of all obligations, procedures, and sanctions. The following list summarizes some of the causes for termination but **is not intended to be exhaustive**. As defined in Art. 4, the attachments constitute an integral part of the contract and can be updated by the Landlord according to the procedure described therein.

In particular, the contract terminates and has no other validity or value (except for past debts) when one of the following conditions occurs:

1. **Natural Expiration:** The termination date pre-established in Art. 2 expires.
2. **Serious Financial Default (Express Termination Clause):** The Landlord has the right to terminate the contract immediately, pursuant to art. 1456 of the Civil Code, if one of the conditions of default defined in the attachment "**Financial Management**" (Art. P.3) occurs, namely:

- The amount of the "Debit Line" exceeds the amount of the "Credit Line", even for just an instant.
 - The difference between "Credit Line" and "Debit Line" remains below the minimum safety threshold (defined in Art. 3) for more than 7 consecutive days.
3. **Termination for Other Serious Defaults:** The Landlord exercises the right to request the termination of the contract for serious default by the Tenant, pursuant to arts. 1453 and 1455 of the Civil Code. Serious default implies, by way of example and not exhaustively:
- Substantial violation of the rules contained in the "**House Rules**" attachment.
 - Execution of interventions in violation of the "**Maintenance Conditions**" or "**Preservation Manual**" attachment.
4. **Tenant Withdrawal for Attachment Modification:** The contract is terminated if the Tenant exercises their Right of Withdrawal following a proposal to modify the attachments by the Landlord, as foreseen by the procedure in Art. 4. In this case **no penalty will be applied** for early withdrawal.
5. **Voluntary Early Withdrawal by Tenant:** The Tenant exercises the right of early withdrawal for their own reasons, outside the procedure referred to in Art. 4. In this case:
- The Tenant is required to give written notice via email to the Landlord's PEC address of at least _____ weeks.
 - A penalty of € 150.00 for premature cancellation **will be entered into the "Debit Line"** of the Tenant (as per Attachment F).
 - In case of failure to give notice (or shorter notice), the Tenant is required to pay the amount of the rent for the entire notice period not granted; this amount too **will be entered into the "Debit Line"**.
6. **Termination for False Declarations (Express Termination Clause):** The Landlord has the right to terminate the contract immediately, pursuant to art. 1456 of the Civil Code, if even a single one of the declarations made by the Tenant in the section "The Tenant" (in particular in the paragraphs "Additional Declarations" and the space for conditions to declare) turns out to be false, reticent, or seriously inaccurate. In this case, termination operates by law and a sum equal to **€ 150.00** (one hundred and fifty/00) will be due to the Landlord as a penalty, in addition to the amount of the rent for the entire notice period (as defined in Art. 5.5). These amounts will be entered into the "Debit Line" of the Tenant, without prejudice to compensation for further damage.
7. **Consensual Termination:** Both parties agree in writing to terminate the contract.

Art. 6 – Right of Inspection and Eviction for Works

Right of Inspection. The Landlord, or a person appointed by him, has the right to carry out periodic checks of the property, upon written notice (email or message) of at least 24 hours, in order to verify compliance with contractual clauses and attachments.

Right to Request Eviction for Works. Furthermore, for needs of renovation, extraordinary maintenance, deep cleaning, or other necessary works, the Landlord has the right to require the Tenant to temporarily vacate the room or real estate unit leased.

In this case, the Landlord undertakes to provide the Tenant, for the necessary period, with alternative accommodation within the property, in equal or better living conditions.

This request will be formally notified via PEC to the Tenant's email address, with a **notice of at least 3 (three) days** with respect to the eviction date. The communication will include a digitally signed document specifying the details of the intervention, the expected duration, and the Tenant's obligations, including the removal of personal belongings that could be at risk or obstructing the works.

Penalty for Failure to Vacate. The Tenant is required to respect the eviction date indicated. Any delay, even minimal, or any non-compliance with what is expressly requested in the PEC communication (e.g., failure to remove goods) is considered "failure to comply".

For each day of delay starting from the expiry date requested, a penalty will be automatically entered into the "Debit Line" (Attachment F) of the Tenant, calculated as follows:

- **€ 20.00** (twenty/00) per day for the eviction of a single room.
- **€ 50.00** (fifty/00) per day for the eviction of a unit consisting of at least a room, kitchen, and bathroom.

Art. 7 – Means of Subscription and Signature

The Landlord will send from his PEC a digitally signed version of this document (.p7m). The Tenant undertakes to print, sign with a handwritten signature at the bottom and on every page of the attachments, and return the entire paper documentation to the Landlord. Simple electronic signatures (e.g., affixed via tablet) are not considered legally equivalent.

Read, approved, and subscribed.

Il Legale Rappresentante

(Doc. firmato digitalmente)

La data e il luogo di firma sono riportati sul certificato digitale.

MSc. Simone Testino

Ditta Ind. **Testino Simone**

C.F.: TSTSMN03L01D969Y

P. IVA: 03039920990

PEC: simone.testino@legalmail.it

Tel: +39 339 637 9372

Firma Autografa di:

Luogo e Data: _____

(Firmare in modo leggibile)

Specific Approval pursuant to arts. 1341 and 1342 of the Civil Code

The Tenant declares to have read carefully and to specifically approve, pursuant to and for the effects of articles 1341 and 1342 of the Civil Code, the following clauses of this contract and the related attachments:

- **Art. 4** (Right of Modification for Justified Reason; Modification Procedure and Right of Withdrawal; Acceptance by "silence-assent");
- **Art. 5** (Causes for Contract Termination, in particular Art. 5.2 "Serious Financial Default - Express Termination Clause"; Art. 5.5 "Voluntary Early Withdrawal by Tenant" with relative penalty; and Art. 5.6 "Termination for False Declarations" with relative penalty);
- **Art. 6** (Right of Inspection and Right to Request Eviction for Works with relative penalty);
- **Attachment F - Financial Management** (in particular F.2 "Penalties for Late Payments"; F.3 "Termination Clauses for Financial Default"; F.5 "Limits of Liability");
- **Attachment L - Rental and Furnishing** (Limitations of use and furniture liability);
- **Attachment M - Maintenance Conditions** (in particular M.2 "Exclusion of Landlord Liability" and M.3 "Sanctions for Non-Compliant Interventions");
- **Attachment P - Modification Procedure** (Acceptance of unilateral modifications);
- **Attachment R - Conservation Manual** (Sanctions for damages);
- **Attachment T - Termination Conditions** (Cessation of rights and forced eviction);
- **Attachment C - House Rules** (Behavioral sanctions);
- **Attachment A - Keeping of Animals** (Total indemnity for damages).

THE TENANT

(for specific approval of the clauses listed above)

Firma Autografa di:

Luogo e Data: _____

(Firmare in modo leggibile)

Attachments Index

The following attachments constitute an integral and substantial part of this contract:

Code	Attachment Title	Version
A	Keeping of Animals	A1.00
C	House Rules	C1.00
D	Data Processing and Intellectual Property	D1.01
F	Financial Management	F1.01
L	Rental, Utilities and Room Furnishing	L1.01
M	Maintenance Conditions	M1.01
P	Attachment Modification Procedure	P1.01
R	Conservation Manual	R1.01
T	Contract Termination Conditions	T1.01
Z	Supplementary Activities	Z1.01

Attachment A - Pet Keeping

*Modifiable Attachment – The Owner may update this attachment according to the procedure in **Attachment P**.*

A.1 – Legal Requirements and Documentation

The introduction of pets within ColivingLiguria spaces is subject to strict observance of applicable national and European regulations. Access is permitted exclusively upon written approval and verification of the following original documentation:

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

A.1.1 – Documentation Submission and Liability

Upon entry, the Signatory must already be in possession of all health and identification documentation (Passport, Vaccinations, Microchip). For mere organizational practicality, the Signatory is invited to send a digital copy of such documents to the ColivingLiguria email. It is understood that administrative regularization (e.g., local registry registration) and maintenance of legal requirements are the exclusive responsibility of the Signatory. The Owner does not perform merit checks and is not liable for any sanctions due to the Signatory's non-compliance.

A.2 – Antiparasitic Prophylaxis

To ensure hygiene of common spaces (particularly carpets, sofas, and green areas), the Signatory is obligated to equip the animal with an appropriate flea/tick collar (or equivalent certified spot-on treatment).

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

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

A.3 – Permitted Species and Approval

Authorization for keeping an animal is always specific to the individual animal and must be previously approved.

- **Dogs and Cats:** Permitted, subject to summary behavioral assessment by the Owner.
- **Other Pets:** Small animals (e.g., hamsters, rabbits, guinea pigs) are permitted only if kept in appropriate secure cages or enclosures within the private room.
- **Prohibited Animals:** Venomous reptiles, exotic animals requiring complex CITES permits, or animals deemed dangerous by Italian law are not permitted.

A.4 – Space Access

The facility areas are divided based on animal accessibility. Access prohibitions, where present, apply to the **species** (e.g., "No Dogs Allowed") and do not admit exceptions based on size, temperament, or training of the individual animal. It is the sole responsibility of the Signatory to ensure that their animal does not access, even temporarily, prohibited areas.

A.4.1 – Current Status (Full Access)

As of the date of this appendix, **dogs and cats have free access to all indoor and outdoor spaces** of the properties, in compliance with hygiene standards. However, the Signatory acknowledges that this concession may be revoked or limited (e.g., kitchen ban or sofa ban) through an update to this Appendix, according to the "Justified Reason" modification procedure provided in Art. 4 of the Lease Agreement (e.g., in case of allergies of new tenants or repeated damage).

A.5 – Liability and Damage Management

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

A.5.1 – A) Damage to ColivingLiguria Property

If the animal causes damage to the structure, furnishings, systems, or any property owned by the Owner:

- The cost of restoration or replacement will be taken **directly and with priority** from the Security Deposit ("Credit Line").
- If the deposit is insufficient to cover the entire amount of damage, the Owner will take legal action to recover the excess amounts.

A.5.2 – B) Damage to Third-Party Property or Persons

If the animal causes damage to property, animals, or persons belonging to other residents or guests:

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

Attachment C - House Regulations

*Modifiable Attachment – The Owner may update this attachment according to the procedure in **Attachment P**.*

C.1 – Current Status of Regulations

It is acknowledged that, as of the date of signing of this contract, the "House Regulations" are to be considered empty and not yet defined, **with the express exception of clause C.4 (Images and Social Media Release) which is to be understood as fully valid and effective from the date of contract signing.**

The rest of the document will be drafted in the future to define rules of coexistence, use of common spaces, and best practices for community life.

C.2 – Definition and Update Procedure

The Owner reserves the right to define or update this attachment (with the exception of clause C.4) for justified reasons (e.g., peaceful coexistence, safety, use of common spaces).

All procedures for communication, acceptance, and potential withdrawal by the Signatory in case of modification are regulated exclusively by what is agreed in **Attachment P - Attachment Modification Procedure**.

C.3 – Value of Regulations and Sanctions

Once introduced and accepted according to the procedure in Attachment P, the rules of the House Regulations will become binding.

Substantial violation of such rules constitutes serious contractual breach, as recalled in Art. 5 of the contract, and may lead to its termination.

In addition, specific violations (which will be defined in the Regulations itself) may entail the application of economic sanctions. Such sanctions will be managed as per **Attachment F ("Financial Management")**, recording the fine amount in the Signatory's "Debit Line".

C.4 – Smoking and Cigarette Butts

4No Smoking in Indoor Spaces. It is strictly forbidden to smoke inside any room, chamber, or common space of ColivingLiguria buildings. The facility is equipped with smoke sensors. Violation of this prohibition, verified visually or through sensor activation, entails the immediate application of a penalty of **€ 20.00**.

4Outdoor Areas and Respect. It is strongly discouraged to smoke in the immediate vicinity of the building. Please move to a sufficient distance to prevent smoke from re-entering through windows, doors, or air intakes, causing disturbance to other residents and permeating ColivingLiguria spaces.

4Management of Cigarette Butts. It is strictly forbidden to throw cigarette butts on the ground, both in indoor and outdoor spaces of ColivingLiguria, as well as in neighboring public or private areas. Butts must be strictly extinguished and disposed of in appropriate bins, respecting waste disposal rules.

4Sanctions for Abandoning Butts. Abandoning cigarette butts outside of appropriate containers entails the application of a penalty of **€ 50.00** for each detected infraction. This amount will be recorded in the Signatory's "Debit Line", as governed by Attachment F.

C.5 – Garbage and Recycling

The Signatory undertakes to strictly respect the recycling rules in force within ColivingLiguria and the Municipality of Cairo Montenotte.

5Specific Material Management.

- **Paper, Cardboard, and Wood (Non-polluting combustibles):** May be disposed of in designated spaces for wood and combustible material storage, to be valorized internally.
- **Plastic:** Must be disposed of scrupulously following municipal directives and calendars.
- **Glass:** Is managed internally. Since many jars and containers are reused, glass must be separated and delivered to staff or placed in areas indicated for reuse, not thrown away.
- **Organic (Wet Waste):** Disposal occurs via internal composting system. It is forbidden to throw organic waste in unsorted trash.
- **Metals and Other Materials:** Must be disposed of according to current municipal regulations.

5Information and Liability. More operational details are available on the ColivingLiguria website. By signing this contract, the Signatory:

- Confirms having understood the applicable recycling rules;
- Assumes full responsibility for any administrative sanctions deriving from their incorrect waste management, indemnifying the Owner from any burden.

C.6 – Images and Social Media Release

For the purposes of promotion and documentation of ColivingLiguria activities, the Signatory grants the Owner (Simone Testino and his companies), explicitly and free of charge, a non-exclusive, irrevocable, and transferable license for the use and publication of images (photos and videos) taken within ColivingLiguria properties.

This license includes the right to use:

- The image, portrait, and voice of the Signatory;
- The image of pets owned or in the custody of the Signatory;
- The image of the Signatory's goods and property present in common or visible spaces.

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

6Validity of Consent. Signing this contract constitutes full and informed acceptance of this clause and serves as consent pursuant to privacy regulations. The Owner is strictly exempted from requesting any further specific consent, written or verbal, for individual publication.

6Limits. The Owner undertakes to use such material in full compliance with current Italian and European laws (GDPR) and public decorum, excluding any use that may cause damage to the reputation or dignity of the Signatory.

Attachment D - Personal Data Processing

*Modifiable Attachment – The Owner may update this attachment according to the procedure in **Attachment P**.*

D.1 – Signatory Data Processing

1Privacy Policy (GDPR) The Principal (Testino Simone) processes the personal data of the Signatory (personal, fiscal, banking, contact data) exclusively for the following purposes:

- Execution of this contract;
- Mandatory fiscal, accounting, and legal obligations;
- Management of the professional collaboration.

1Legal Basis and Controller **Legal Basis:** Execution of the contract (Art. 6, par. 1, lett. b) GDPR) and legal obligations (Art. 6, par. 1, lett. c) GDPR).

Data Controller: Testino Simone, with headquarters in Via San Pio X, 12 A (Piano -1), 16131 Genova (GE), PEC: simone.testino@legalmail.it.

1Data Retention Data will be retained for the duration of the contract and for the subsequent **10 (ten) years**, as required by Italian fiscal and civil laws (Art. 2220 Civil Code, D.P.R. 600/1973).

1Rights of the Data Subject The Signatory has the right to:

1. Access their personal data;
2. Rectify inaccurate or incomplete data;
3. Delete data ("right to be forgotten"), where applicable;
4. Restrict processing;
5. Object to processing;
6. Receive data in a structured format (portability);
7. Lodge a complaint with the Data Protection Authority.

To exercise these rights, contact the Principal at the PEC address: simone.testino@legalmail.it.

D.2 – Consent to Processing

2Declaration of Consent The Signatory, by signing the main contract, declares to:

1. Have read and understood this information regarding the processing of their personal data;
2. Consent to the processing of their data by the Principal for the indicated purposes;
3. Be aware of their rights under the GDPR.

D.3 – Modifications and Updates

This attachment, including the Privacy Policy, may be modified or updated to adapt to new regulatory provisions or technical evolutions. Modifications will occur in compliance with the procedures established in **Attachment P - Attachment Modification Procedure** and always in compliance with GDPR and applicable laws.

End of Attachment D - Data Processing and Intellectual Property

Attachment F - Financial Management

Protected Attachment – This attachment cannot be unilaterally modified.

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

F.1 – Definition of Financial Lines

For the purposes of this contract, two formally distinct and parallel financial lines are established:

1Credit Line (Signatory Credit): This line is constituted exclusively by the **Security Deposit** defined in the reference Contract and any subsequent "Deposit Increases". It represents the value that the Signatory entrusts to the Owner as a guarantee of obligations.

1Debit Line (Signatory Debt): This line is a formal account of all debts that the Signatory accrues towards the Owner. It includes, by way of example:

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

It is explicitly clarified that, during the contract, accrued debts (Debit Line) are not automatically deducted from the Credit Line (Security Deposit).

F.2 – Late Payment Penalties

In case of non-payment of any sum due by the agreed deadline, the outstanding amount will be immediately recorded in the Debit Line.

A **late payment penalty** structured as follows will be applied to such amount:

- **Immediate Penalty (Minimum):** At the first second of delay (even for negligible amounts, e.g., € 1.00), an automatic fixed penalty of **€ 50.00** is triggered.
- **Weekly Surcharge (50%):** For each subsequent week of persistent non-payment, the total amount due (principal + accumulated penalties) will be increased by **50%**.
- **Duration:** This increase mechanism continues until the complete payment of the debt or the termination of the contract for breach (with consequent application of further penalties provided).

Accrued penalties will also be progressively recorded in the Debit Line.

F.3 – Termination Clauses for Financial Breach

Each reference Contract defines two key values:

1. **Security Deposit (Initial Value):** The amount paid that constitutes the Credit Line.
2. **Minimum Value (Safety Threshold):** The threshold below which the net balance (Credit - Debit) must not fall.

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

3Termination for Guarantee Reduction: The Owner has the right to terminate the contract for breach if the Credit Line remains below the **Minimum Value** for a period exceeding **7 (seven) days**.

If the deposit falls below this threshold (due to deductions or otherwise), the Signatory has the strict obligation to replenish the deposit within **7 days** from notification. If this term expires without action, the contract is considered **terminated by operation of law** due to lack of sufficient guarantees, with application of the procedures set forth in **Attachment T - Contract Termination Conditions**.

3Express Termination (Art. 1456 Italian Civil Code): The Owner has the right to terminate the contract **instantly** if the Debit Line **exceeds** the Credit Line (negative net balance). For the consequences of termination, see **Attachment T**.

F.4 – Voluntary Deposit Increase (Credit)

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

F.5 – Liability Limits

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

The Signatory remains fully responsible for all obligations and compensation. If, at the end of the relationship, the Debit Line exceeds the Credit Line, the Signatory is required to settle the entire difference.

5Liability Waiver for Property and Animals. By signing this contract, the Signatory **expressly indemnifies the Owner** and their business from any liability for theft, loss, or damage to said pets and valuable property, **except in cases of willful misconduct or gross negligence by the Owner** expressly provided for by the Italian Civil Code or binding European regulations.

It is further specified that any claims for damages to such property or animals, caused by other signatories, residents or housemates, must be handled privately between the parties involved. The Owner is to be considered a third party and is exempt from any liability in this regard.

F.6 – Multi-Contract Management (Single Line)

6Single Line Principle Where multiple simultaneous contracts exist between the same parties (**Owner** and **Signatory**) (e.g., Lease and Collaboration), the Financial Lines operate as **unified lines**.

6Value Unification

- **Deposits:** The amounts paid for each contract are summed into a single Credit Line.
- **Minimum Value:** The minimum values defined in individual contracts are summed to form the overall safety threshold.
- **Debts:** All debts (regardless of the originating contract) flow into a single Debit Line.

6Independence from Cause For the purposes of financial management:

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

6Final Restitution Upon termination of **all** contractual relationships, the net residual Credit Line will be returned to the Signatory according to the procedures provided in **Attachment T - Con-**

tract Termination Conditions. Restitution occurs only when **all** contracts have terminated and all outstanding matters have been settled.

Attachment L - Rental, Utilities and Room Furnishing

*Modifiable Attachment – The Owner may update this attachment according to the procedure in **Attachment P**.*

This attachment governs the details regarding the accommodation offered to the Signatory, included utilities, and room furnishing procedures.

L.1 – Linked Lease Agreement

1Reference to Lease Agreement The accommodation is governed by a **separate Lease Agreement** (type R), stipulated between the same parties.

This attachment **does not define** any rental fee. The amount can be null or positive as established in the main contract.

L.2 – Assigned Room

2Room Identification The room assigned to the Signatory, as well as its nature (**private** or **shared**), will be agreed upon between the parties and specified in the main contract. For details, refer to the designated article of the reference contract.

2Room Condition at Delivery The room will be delivered in compliance with **ASL regulations** for residential habitability.

Simone Testino - Sole Proprietorship has requested or will request all necessary permits to start the hospitality activity through **SCIA** (Certified Notice of Commencement of Activity). This procedure must be completed **before the arrival date** of the Signatory at the premises, but not necessarily before the signing of this contract.

Guaranteed characteristics:

- **Electrical system:** Built to code, compliant with European (CPR) and Italian (CEI) regulations;
- **Plastering:** Plastered walls ready for finishing;
- **Floor and ceiling:** In regular and functional condition;
- **Internet connection:** Provision for connection to the facility's WiFi network.

2Absence of Furniture **IMPORTANT NOTE:** The room will **NOT be furnished** at the time of delivery.

At the beginning of the stay, the only element present will be:

- A **high-quality air mattress** (approximately 70 cm height), comfortable and suitable for daily use.

No bed, wardrobe, desk, chairs, or other furniture will be present. Room furnishing will follow the procedure described in Section 4 of this attachment.

L.3 – Utilities Included in Accommodation

3Currently Guaranteed Utilities At the time of signing this contract, the following utilities are **included** in the accommodation offer:

Base Utilities:

- **Electricity:** Light and electrical power for all environments;
- **Water:** Hot and cold water for domestic use;
- **Heating:** Heating of common areas and the private room;
- **Kitchen Use:** Access to the shared kitchen with all equipment functioning;
- **Bathroom Use:** Access to the shared bathroom in regular condition.

Digital Services:

- **WiFi Connection:** High-speed Internet (estimated > 100 Mbps, to be verified - effective speed will be communicated in an updated version of this attachment);
- **Amazon Prime:** Access to the facility's Amazon Prime account for video streaming and fast shipping.

3Planned Additional Services The Owner plans to add further services during 2026, potentially including:

- Netflix or other streaming services;
- Additional digital platforms.

An **updated version of this attachment** will be sent in early 2026 following the modification procedure described in Section 5.

3Exclusions Not included in utilities:

- Food and beverage expenses;
- Personal transportation expenses;
- Any other expense not expressly mentioned in this attachment.

L.4 – Room Furnishing Procedure

4Premise The room is **NOT furnished** at delivery. At the beginning of the stay, only a **high-quality air mattress** (approximately 70 cm height) will be present.

Furnishing will be defined through dialogue between the Signatory and the Owner, choosing from the following options.

4OPTION 1 - Signatory's Personal Furniture

- **Description:** The Signatory brings furniture of their own property.
- **Transport and Assembly:** At the Signatory's expense.
- **Cost to ColivingLiguria:** None.
- **Ownership:** Furniture remains **exclusive property of the Signatory**.
- **End of Contract:**
 - The Signatory may take the furniture away at their own expense, or
 - Propose donating them to ColivingLiguria (communicating in writing **within 2 months** of contract end). The Owner will evaluate whether to accept.

4OPTION 2 - Agreed New Furniture (50/50)

- **Description:** The parties agree on purchasing **new** furniture.
- **Transport and Assembly:** To be agreed between parties.

- **Costs:** Split **50%** between Signatory and Owner.
- **Funding:** The Owner's share may be covered by **FESR 1.3.3 Grant** (new furniture only).
- **Ownership:** Furniture becomes **exclusive property of ColivingLiguria**.
- **End of Contract:** Furniture **stays in the room**. The Signatory has no right to remove or to refunds.

4OPTION 3 - Non-Agreed Furniture

- **Description:** The Signatory purchases furniture (new or used) **without prior agreement**.
- **Transport and Assembly:** At the Signatory's expense.
- **Cost to ColivingLiguria:** None (no reimbursement or assistance).
- **Ownership:** Furniture remains **exclusive property of the Signatory**.
- **End of Contract:**
 - The Signatory may take the furniture away at their own expense, or
 - Propose donating them to ColivingLiguria (communicating in writing **within 2 months** of contract end). The Owner will evaluate whether to accept.

4OPTION 4 - Used/Free Furniture with Assisted Transport

- **Description:** The parties agree on recovering **used or free** furniture (e.g., Facebook Marketplace, Subito.it).
- **Transport and Assembly:**
 - ColivingLiguria provides: transport vehicle, driver, assistance;
 - The Signatory **actively participates**: searching, disassembly, loading/unloading, reassembly.
- **Cost to ColivingLiguria:** Transport only. The FESR 1.3.3 Grant **does not cover** used furniture.
- **Ownership:** Furniture becomes **exclusive property of ColivingLiguria**.
- **End of Contract:** Furniture **stays in the room**. The Signatory has no right to remove.

4Mixed Options It is possible to combine the different options described above, applying a different choice for each individual piece of furniture (e.g., Option 1 for the desk, Option 2 for the bed), provided this is done within reasonable limits to avoid excessive management complexity.

4Note on Transport ColivingLiguria **is not obligated** to provide transport services. Assisted transport is offered **only in Option 4** and at the Owner's discretion. In any case, if ColivingLiguria's transport or logistical support is required, it is mandatory to provide **advance notice** to allow for resource organization.

4Structural Modifications Any modification to walls, systems, ceiling, or floor of the room or common areas is strictly regulated by **Attachment M - Maintenance Conditions**.

In Attachment M are specified:

- Permitted and prohibited works;
- Procedures for requesting authorization;
- Penalties in case of violation.

In general, modifications are **permitted and welcome** subject to written authorization from the Owner and project approval.

End of Attachment L - Rental, Utilities and Room Furnishing

Attachment M - Maintenance Conditions

Protected Attachment – This attachment cannot be unilaterally modified.

M.1 – Property Condition and Consideration Rationale

The parties acknowledge that the property, while being fully habitable and compliant with all current regulations regarding hygiene and habitability (D.M. July 5, 1975), is in a condition that, for a more comfortable life, may require improvement works. The low rental consideration was determined taking into account multiple factors: the actual condition of the property, its market value, the very low purchase price borne by the Owner, and the Owner's primary interest in having the property inhabited to ensure its conservation and prevent the deterioration that would result from abandonment.

The actual condition of the property on the contract start date is attested by a detailed video, filmed on a date prior to the first day of validity of this contract.

The parties agree that such video, together with those of all other properties managed by the Owner, is published, visible, and accessible at all times by both parties in the following unmodifiable shared folder (whose modifications and uploads are tracked with certain date):

<https://drive.google.com/drive/folders/1weXmjnt2zDWwmbXBxrNIweuu8GHweJT-?usp=sharing>

This video documentation represents the faithful and complete testimony of the initial conditions of the property and constitutes the reference for any future evaluation.

M.2 – Nature of the Relationship and Signatory Obligations

It is unequivocally clarified that the rental contract does not in any way constitute an employment relationship. The Signatory is not an employee, collaborator, or subordinate of the Owner.

2Community Activities and Ordinary Maintenance Obligation. The only maintenance obligation of the Signatory is that provided by Italian law for every tenant, namely **ordinary maintenance** of a conservative nature (Articles 1576 and 1609 of the Italian Civil Code). The purpose is to maintain the property in the condition in which it was delivered (as attested by the video above), except for normal wear and tear from use. This legal obligation fully includes, by way of example, cleaning shifts for common areas, ensuring the cleanliness and order of one's room, and the duty to ensure that any pets do not soil or damage common areas.

It is clarified, conversely, that any other community activity (e.g., social dinners, workshops, shared projects), organized by the Owner or other residents, is to be understood as **purely voluntary** and participation therein does not in any way constitute a contractual obligation.

2Exclusion of Renovation Obligation. The Signatory **has no obligation** to carry out renovation or improvement works. The signing of the rental contract is completely independent of the Signatory's free choice to make or not make improvements to the spaces in which they live. The Owner does not expect, organize, or remunerate such work in any form.

2Exclusion of Owner Liability. The Owner assumes no liability, to the maximum extent permitted by law, for any improvement or extraordinary maintenance work that the Signatory decides to undertake of their own initiative. Any risk arising from such activities, including damage to persons or property, is entirely and exclusively borne by the Signatory. It is recalled that the Owner's right of inspection, as defined in the main contract, is also aimed at verifying the safety and compliance of any interventions.

M.3 – Sanctions for Non-Compliant Interventions

Should the Signatory, on their own initiative, carry out non-compliant interventions, the following sanctions will apply, managed through the Debit/Credit system defined in the **"Financial Management"** attachment:

3Violation of Current Regulations. In the event that the Signatory carries out works in violation of current urban planning, building, or safety regulations, they will be required to bear all consequences provided by law. They will also be obligated, at their own total expense, to restore the property to its original condition or to remedy the irregularity, making the work compliant with both the law and the indications of the **"Conservation Manual"** attachment. In addition, a sanction of € 100.00 will be applied. This sanction, together with all restoration or remediation costs, **will be recorded in the Signatory's "Debit Line"**.

3Violation of the Conservation Manual. Any intervention carried out in non-compliance with the provisions of the **"Conservation Manual"** attachment, without prior written authorization signed by both parties approving a project modification, will result in the application of a sanction of € 100.00. This sanction **will be recorded in the Signatory's "Debit Line"**. The Signatory will also be required to bear all costs necessary to make the work fully compliant; such compliance costs **will also be recorded in the "Debit Line"**.

Allegato P - Attachment Modification Procedure

Allegato Protetto – Questo allegato non può essere modificato unilateralmente.

This attachment defines the official procedure for modifying the contractual attachments between the parties.

P.1 – Protected Attachments

The following attachments **CANNOT be modified unilaterally** by the Landlord. Any modification to these attachments requires the written agreement of both parties:

- **Attachment F** - Financial Management (economic and penalty clauses)
- **Attachment M** - Maintenance Conditions (penalty clauses)
- **Attachment P** - Attachment Modification Procedure (this attachment)
- **Attachment T** - Contract Resolution Conditions

All other attachments not listed above are considered **modifiable** and can be unilaterally updated by the Landlord according to the procedure described in this document.

P.2 – Operational Modification Procedure

The modification procedure consists of the following mandatory phases:

21. Notification of Proposal The Landlord notifies the update proposal by sending the new attachment (or the text of the changes) in digitally signed .pdf format.

- **Channel:** PEC (or ordinary email if the Tenant is a private individual without PEC or if agreed otherwise).
- **Notice Period:** At least **21 (twenty-one) days** before the entry into force.

22. Response Deadline The Tenant has **7 (seven) days** from receipt to evaluate the changes.

23. Tenant Options Within this period, the Tenant may:

- **Accept:** Explicitly or via **tacit consent** (failure to communicate within 7 days);
- **Withdraw (Contest):** Exercise the right of withdrawal **ONLY IF** the modification falls under "**Substantial Modifications**" (defined in Section 3).

24. Contest and Withdrawal Procedure To exercise the right of withdrawal **without penalty**:

1. The Tenant must deem the modification to be **Substantial** (see Sec. 3);
2. Must send a formal communication (PEC or Email) to the Landlord **within the 7 days**;
3. Must specify which point constitutes the substantial modification.

In case of valid contestation, the contract terminates on the agreed date without penalties and with the return of the deposit. Otherwise (silence or unfounded contestation), the modification is deemed approved.

P.3 – Classification Criteria and Right of Withdrawal

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

3A. Substantial Modifications (Right of Withdrawal) Confer the right to withdraw without penalty. Strictly include:

- **New Recurring Costs** (rents, fixed expenses not originally foreseen);
- **High Penalties** (exceeding **100.00 Euro**);
- **Removal of Essential Services** (Internet, kitchen, washing machine, utilities);
- **Limitations on Personal Freedom** (curfews, unreasonable guest bans);
- **Work Impact:** Modifications with significant financial impact on concurrent work/collaboration contracts;
- **Negative Structural Changes:** Significant reduction of accessible common spaces or the size of assigned private spaces (Note: modification of private spaces is generally prohibited, see Sec. 4).

3B. Minor or Administrative Modifications (NO Withdrawal) DO NOT confer immediate right of withdrawal (mandatory acceptance unless ordinary withdrawal with standard notice is exercised). Include:

- Correction of errors/typos and personal data updates;
- Mandatory legal adjustments;
- Penalties under 100.00 Euro;
- Minor organizational variations (cleaning shifts, co-living rules) that do not disturb the peace;
- Modifications that DO NOT limit essential services.

3C. Positive Modifications (NO Withdrawal) Improvements or additions of services in favor of the Tenant. Never grant the right of withdrawal.

P.4 – Non-Modifiable Essential Elements

Pursuant to Arts. 1571-1606 of the Italian Civil Code regarding leases, the Landlord **CANNOT unilaterally modify** the following essential elements of the contract in any way, even through the attachment modification procedure:

- **The Assigned Real Estate Unit (Private Space):** The room or portion of the property for private use subject to the Contract cannot be modified, reduced, or moved without the explicit written consent of the other party;
- **The Rent:** The agreed amount cannot be unilaterally increased during the contract term;
- **Contract Duration:** The validity period and expiration date cannot be unilaterally modified.

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

P.5 – Scope of Admitted Modifications

Modifications admitted via the procedure in this attachment exclusively concern:

- Rules of coexistence and management of common spaces;
- List of utilities and accessory services included;
- Supplementary activities offered;
- Spaces available for events (for contracts providing them);

- Other organizational and non-essential provisions.

P.6 – Traceability and Attachment History

This attachment serves as the **single central register** for tracking all versions of contractual attachments.

6Version Coding (Format X.YY) Each attachment is identified by a unique code consisting of:

- **Letter:** The attachment code (e.g., P, A, C);
- **Universal Version (X):** The number before the dot. Changes when a "Major Release" or update applicable universally to all contracts (retroactive/universal) is released.
- **Revision (YY):** The numbers after the dot. Indicate minor updates or ordinary revisions applying to new contracts without necessarily impacting old ones substantially.

Example: P1.01 indicates Attachment P, Universal Version 1, Revision 01.

6Validity of Versions

- **Start Date New Contracts:** The version applies to all contracts stipulated from this date.
- **Universal Entry into Force:** If specified, indicates the date the new version replaces the previous one also for existing contracts.

Att.	Attachment Name	Version	New Start	Univ. Force
ALL. A	Pet Keeping	A1.00	2024-01-01	2024-01-01
ALL. C	House Rules	C1.00	2024-01-01	2024-01-01
ALL. D	Data Processing	D1.00	2024-01-01	2024-01-01
ALL. F	Financial Management	F1.00	2024-01-01	N/A
ALL. G	GitHub Access	G1.00	2024-01-01	N/A
ALL. I	VAT Assistance	I1.00	2024-01-01	N/A
ALL. L	Rental	L1.00	2024-01-01	N/A
ALL. M	Maintenance Conditions	M1.00	2024-01-01	N/A
ALL. P	Modification Procedure	P1.00	2024-01-01	N/A
ALL. R	Conservation Manual	R1.00	2024-01-01	2024-01-01
ALL. S	Event Spaces	S1.00	2024-01-01	N/A
ALL. Z	Supplementary Activities	Z1.00	2024-01-01	N/A

**Note: This history is binding for determining which regulation version was in force at the moment of signing or a specific event.*

End of Attachment P - Attachment Modification Procedure

Attachment R - Conservation Manual

*Modifiable Attachment – The Owner may update this attachment according to the procedure in **Attachment P**.*

R.1 – Current Status of Guidelines

It is acknowledged that, as of the date of signing of this contract, the "Design Guidelines" (also referred to as "Conservation Manual") are to be considered empty.

This document has not been defined as a consolidated architectural and interior design project for the property is not yet available.

R.2 – Update and Modification Procedure

As established in Article 4 of this contract, the Owner reserves the right to introduce or update this attachment for justified reasons.

All procedures for communication, acceptance, and possible withdrawal of the Signatory in case of modification are governed exclusively by what is agreed in the aforementioned **Article 4** of the contract.

R.3 – Value of Guidelines

Once introduced and accepted according to the procedure in Art. 4, the Design Guidelines will become binding.

Violation of such guidelines will entail the application of the penalties provided in Attachment M ("Maintenance Clause"), which will be managed through registration in the "Debit Line" (as per Attachment F).

Attachment T - Contract Termination Conditions

Protected Attachment – This attachment cannot be unilaterally modified.

T.1 – Purpose and Scope

This attachment governs the general conditions for contract termination, applicable to all contracts entered into with ColivingLiguria that refer to this attachment.

Specific termination conditions for each type of contract are defined in the contract itself, while this attachment establishes the common general principles.

T.2 – Types of Termination

Contract termination may occur according to two main modalities:

2Agreed Termination Agreed termination occurs when:

- The contract reaches its natural expiration according to the agreed terms;
- The parties reach a written agreement for early termination;
- The Signatory legitimately exercises the right of withdrawal according to the methods provided in the contract.

In case of agreed termination, the deposit shall be returned **in full or partially** according to what is established in Attachment F - Financial Management, subject to verification of the condition of the premises and offsetting of any debts.

2Termination for Breach or Fraudulent Cause Termination for breach or fraudulent cause occurs when:

- The Signatory seriously violates contractual obligations;
- The Signatory makes false or misleading statements;
- The express termination conditions defined in the contract or attachments occur;
- The Signatory commits fraudulent acts against ColivingLiguria.

In case of termination for breach or fraudulent cause, the deposit shall be **retained in full or partially** by the Owner according to what is established in the contract and in Attachment F.

T.3 – Deposit Handling

For deposit management, reference is made to **Attachment F**. Regarding return timelines, the following is specified:

1. **Contractual Obligation (30 Days):** The Owner has the binding obligation to return the security deposit (or residual balance) within the maximum term of **30 (thirty) days** from the effective termination of the contract and return of the premises.
2. **Commitment of Means (Best Effort - 24 Hours):** Without prejudice to the above term, the Owner commits to making the maximum organizational effort to issue the refund wire transfer within **24 (twenty-four) working hours** of verifying the absence of damages.
3. **Written Confirmation:** Simultaneously with sending the wire transfer, the Owner will send a **PEC of confirmation** to the Organiser, containing the acquittal and details of the transfer made.

It is understood that the 24-hour term represents a declaration of collaborative intent and does not constitute a sanctionable obligation of result, provided that the binding 30-day term is respected.

T.4 – Update of Termination Clauses

Additional clauses that may lead to contract termination may be introduced after signing, following the procedure defined in **Attachment P - Attachment Modification Procedure**.

New termination clauses shall be effective only after approval by the Signatory or upon expiration of the withdrawal period without opposition.

T.5 – Effects of Termination

5Immediate Cessation of Rights At the moment the contract is terminated for any cause, all rights that the Signatory could claim against the Owner by virtue of the contract itself **cease immediately**, including but not limited to:

- The right of access to ColivingLiguria spaces;
- The right to supplementary activities (Attachment Z);
- Access to the GitHub platform (Attachment G);
- Any other benefit provided by the contract or its attachments.

5Vacation of Premises - Lease Contracts (Type R) For lease contracts (Type R): The Signatory is required to completely vacate the assigned spaces **by and no later than the date of contract termination**, regardless of:

- The time of termination;
- Weather conditions;
- Availability of transportation;
- Any other subjective or objective circumstance.

Upon request by the Signatory, made at the time of contract termination, the Owner shall provide information about alternative paid accommodation facilities, external to ColivingLiguria, where the Signatory may temporarily reside.

5Personal Belongings Left on Premises All personal belongings of the Signatory must be removed from the premises by the time of contract termination.

After 24 (twenty-four) hours from contract termination, any personal belongings still present on ColivingLiguria premises shall be considered **abandoned** and shall become the property of ColivingLiguria, pursuant to Art. 923 of the Italian Civil Code (Res Derelictae).

ColivingLiguria may freely decide whether to:

1. Appropriate the abandoned goods;
2. Dispose of them as waste according to current regulations.

In no case shall the Signatory have the right to request the return or reimbursement of abandoned goods.

5Unlawful Occupation Any permanence in ColivingLiguria spaces beyond the contract termination date, not expressly authorized in writing with a document signed by both parties, constitutes **unlawful occupation**.

For lease contracts (Type R): Unlawful occupation shall be pursued through eviction proceedings for expired lease pursuant to Arts. 657 et seq. of the Italian Code of Civil Procedure, with possible involvement of the competent Judicial Authority and Law Enforcement.

For professional contracts (Type E, S, etc.): Unauthorized access shall be pursued pursuant to Art. 614 of the Italian Penal Code (Trespass) and Art. 633 of the Penal Code (Invasion of land or buildings).

5Professional Contracts - Specific Provisions For professional contracts (Event Organiser, Social Media Manager, etc.), termination entails exclusively:

- Management of the deposit according to Attachment F;
- Immediate cessation of access to platforms and work tools;
- Return of materials and documents owned by ColivingLiguria.

The provisions relating to eviction do not apply, as there is no occupation of residential real estate units.

T.6 – Legal References

This attachment is drafted in compliance with the following provisions of the Italian Civil Code:

- Art. 1453 - Resolvability of contract for breach;
- Art. 1455 - Importance of breach;
- Art. 1456 - Express termination clause;
- Arts. 1571-1606 - Provisions on lease;
- Art. 923 - Occupation of abandoned things (Res Derelictae).

And the following provisions of the Italian Code of Civil Procedure:

- Arts. 657 et seq. - Eviction validation proceedings.

T.7 – Nature of the Attachment

This attachment has a **protected** nature. The fundamental termination clauses cannot be unilaterally modified by the Owner.

The addition of new termination clauses follows the procedure of Attachment P.

End of Attachment T - Contract Termination Conditions

Attachment Z - Supplementary Activities

*Modifiable Attachment – The Owner may update this attachment according to the procedure in **Attachment P**.*

Z.1 – Description of Activities

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

Supplementary activities may include, by way of example:

- Italian and English language courses;
- Yoga and meditation sessions;
- Sports and recreational activities;
- Social and cultural events;
- Workshops and practical courses.

The list of available activities may vary over time and will be communicated through ColivingLiguria's official channels.

Z.2 – Costs and Access Conditions

The costs for access to supplementary activities are defined **exclusively in the reference contract** that refers to this attachment.

This attachment **does not define** any cost. Access may be:

- Offered for **free** (zero cost);
- Offered at **preferential conditions** (cost defined in the contract);
- Subject to costs for materials or contributions to third-party organizers (communicated in advance).

To know the applicable cost, refer to the specific article of the main contract that calls this attachment.

Z.3 – Inner Circle (Beneficiaries)

This attachment defines a special category of persons who enjoy privileged conditions for access to activities and events organized at ColivingLiguria. This category is called the **“Inner Circle”**.

3Who belongs to the Inner Circle The following categories of persons belong to the Inner Circle:

1. **Residents of ColivingLiguria:** All Signatories holding an active contract that includes access to Supplementary Activities.
2. **Inhabitants of Località Chiappella:** Any person residing or domiciled in Località Chiappella (Municipality of Cairo Montenotte, Province of Savona), unless explicitly excluded in updated versions of this attachment according to the procedure in **Attachment P**.
3. **Friends and Supporters of the Project:** Persons who have contributed or may significantly contribute to the ColivingLiguria project, upon indication by the Owner.
4. **Other beneficiaries:** Additional persons may be added to this list in future versions of this attachment, according to the modification procedure in **Attachment P**.

3Inner Circle Privileges Members of the Inner Circle are entitled to:

- Free or preferential access to events organized at ColivingLiguria;
 - Exemption from entrance tickets or participation fees;
 - Preferential conditions for the purchase of consumable goods (maximum margin limited to cost);
 - Priority in bookings for limited-capacity activities.
-

End of Attachment Z - Supplementary Activities