

THE SWEET ESCAPE - A 5 Acre Paradise With A Cherry On Top

11207 Guilford Road, Clermont, Florida 34715

andrew@theeverafterestate.com

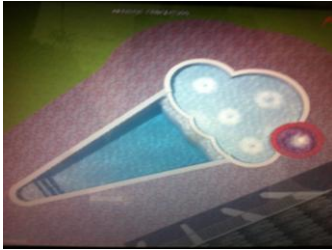
Telephone: (352) 250-4220 * Facsimile: (305) 832-0524

Guest Reservation and Payment Agreement

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**GUEST RESERVATION AND PAYMENT AGREEMENT
SUMMARY PAGE**

- Guest(s) Name(s):
1. _____ [] Check if under 18 years old
 2. _____ [] Check if under 18 years old
 3. _____ [] Check if under 18 years old
 4. _____ [] Check if under 18 years old
 5. _____ [] Check if under 18 years old
 6. _____ [] Check if under 18 years old
 7. _____ [] Check if under 18 years old
 8. _____ [] Check if under 18 years old
 9. _____ [] Check if under 18 years old
 10. _____ [] Check if under 18 years old
 11. _____ [] Check if under 18 years old
 12. _____ [] Check if under 18 years old
 13. _____ [] Check if under 18 years old
 14. _____ [] Check if under 18 years old
 15. _____ [] Check if under 18 years old
 16. _____ [] Check if under 18 years old
 17. _____ [] Check if under 18 years old
 18. _____ [] Check if under 18 years old
 19. _____ [] Check if under 18 years old
 20. _____ [] Check if under 18 years old
 21. _____ [] Check if under 18 years old
 22. _____ [] Check if under 18 years old
 23. _____ [] Check if under 18 years old
 24. _____ [] Check if under 18 years old
 25. _____ [] Check if under 18 years old
 26. _____ [] Check if under 18 years old
 27. _____ [] Check if under 18 years old
 28. _____ [] Check if under 18 years old
 29. _____ [] Check if under 18 years old
 30. _____ [] Check if under 18 years old
 31. _____ [] Check if under 18 years old
 32. _____ [] Check if under 18 years old
 33. _____ [] Check if under 18 years old
 34. _____ [] Check if under 18 years old



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- 35. _____ [] Check if under 18 years old
- 36. _____ [] Check if under 18 years old
- 37. _____ [] Check if under 18 years old
- 38. _____ [] Check if under 18 years old
- 39. _____ [] Check if under 18 years old
- 40. _____ [] Check if under 18 years old

**If you're not yet sure of all additional guest names, leave blank and you can fill in the rest at check-in time.... Reference to "Guest" or "Guests" shall be inclusive and shall include all Guests identified herein, their invitees, and their guests.*

Guest Information: Address: _____
Telephone: _____ - _____ Cell: _____
Email: _____

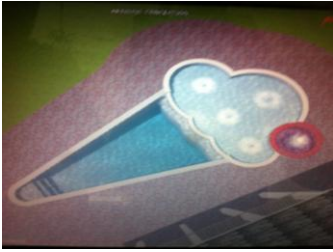
Agent: AZOOS.COM, INC.
On behalf of the Property Owner

Premises: "The Sweet Escape" – 11207 Guilford Rd, Clermont FL 34715
(5+ acre private property near Orlando, Florida featuring 10 bedrooms and indoor AND outdoor movie theaters, ice cream cone shaped 7.5 ft deep swimming pool, hot tub, water slide, private mini golf course, splash park, playground, tetherball, volleyball, basketball, BBQ area, 1200+ square foot karaoke night club with commercial lighting and sound system, themed rooms including laser tag, and more.)

Effective Date: _____
Dates of Stay: _____ through _____
For a total of (___) days and (___) nights

Rates:	Rate per Night =	\$
	Applicable Tax =	7.35%
	Lodging Tax=	4.00%
	One-Time Cleaning Fee	

Optional: Add Our Pinata Welcome Ceremony: \$
Our tour guide will conclude your check-in with a grand outdoor piñata filled with candy—for you and/or your children to strike open to celebrate arrival. Refreshments served as well.



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TOTAL RENTAL AMOUNT: \$ _____

PAYMENT BREAKDOWN/SCHEDULE

Rental Payments:

To hold dates, deposit (30% of total rent) is due within 72 hours of signing via personal check, credit card, or wire transfer.

\$ _____

Refundable Security Deposit

\$1,500 or cc

(Can be sent with final payment **OR** just put as a hold/credit card auth. On Visa/MC/Amex/Disc)

Security Deposit must be received by The Sweet Escape in advance and is fully-refundable. Security Deposit will be returned to Guest(s) within ten (10) days of departure.

Balance Due 5 Calendar Days Before Check-In

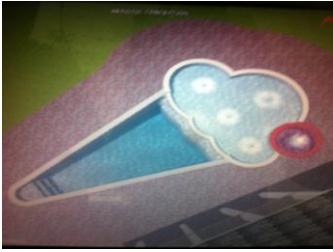
\$ _____

If you are paying either your rental deposit OR your refundable security deposit via credit card, please enter 15 or 16 digit Visa/MasterCard/Amex/Discover card, expiration date, and CVV (3 digits on back of card) code below... (Credit card payments are assessed 3.3%)

CARD NUMBER: _____ - _____ - _____ - _____ **exp:** ____/____ **CVV:** _____

AGREEMENT

1. SHORT TERM OCCUPANCY GUEST AGREEMENT. This Short Term Occupancy Guest Agreement ("Agreement") is dated as of the Effective Date hereof and is entered into by and between Agent and Guest. Agent hereby rents to Guest, and Guest hereby rents through Agent, the Premises. The term of this Agreement shall extend for the Dates of Stay commencing as of the Check-In Time and expiring as of the Check-Out Time,



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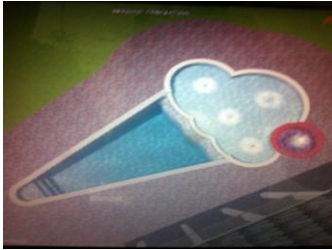
provided that Agent and homeowner (Owner) may evict Guest immediately for breach of this Agreement. The information contained on the "Summary Page" cover sheet attached hereto is incorporated by this reference. The Premises is not "Public Lodging" and nothing in this Agreement shall be deemed to, and Guest shall not take any action that would, require Agent or Owner to obtain a license for "Public Lodging" with the State of Florida.

2. SECURITY DEPOSIT. Simultaneously with Guest signing this Agreement or by the specified due date, Guest shall deliver to Agent the Security Deposit in the form of a personal check, cashier's check, credit card payment, or wire transfer. Agent shall be permitted to commingle Guest's funds with those of its own or with those of other Guests in an interest-bearing or non-interest bearing account, at Agent's discretion. Agent shall not be obligated to pay interest on any portion of the Security Deposit to Guest, whether or not interest accrues as to the funds. Agent will hold the Security Deposit for the full and timely performance by Guest of Guest's obligations under this Agreement, including, without limitation, payment of Daily Rent, telephone charges, repairs to the Premises after surrender, and any other charges payable by Guest under this Agreement. The Security Deposit shall be returned to Guest within ten (10) business days after departure, less any deduction(s), together with an invoice of all deductions.

3. RENT. Simultaneously with Guest signing this Agreement, Guest shall deliver to Agent full payment of the Total Rental Amount for the Dates of Stay (the "First Payment") (*AMENDED TO AMOUNT SPECIFIED PREVIOUSLY). Guest shall deliver to Agent the balance of the Total Rental Amount for the Dates of Stay (the "Final Payment") on or before check in. All payments made to Agent shall be made in the form of a personal check, cashier's check, or wire transfer. Guest understands that the Total Rental Amount shall include the daily rate and general excise and transient accommodations taxes due on such daily rate. Agent shall not be obligated to pay interest on the payments made by Guest under this Section. All checks should be made payable to: **Azoos.Com, Inc.** and mailed to: **9512 Oak Island Lane, Clermont, FL 34711, U.S.A.** If making payment by wire transfer, please sign a copy of this Agreement, mail to the above address, and wire transfer the required funds using the below bank information:

[SEE NEXT PAGE FOR BANK INFORMATION]

**** BANK INFORMATION FOR WIRE TRANSFERS ****



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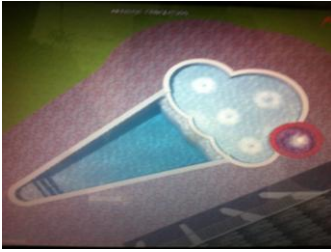
Bank Name: REGIONS BANK
Bank Address: 2630 E Hwy 50, CLERMONT, FL 34711
Bank Wire Routing 062 005 690
SWIFT CODE: UPNBUS44 (for international wires only)
For Credit to: AZOOS COM INC
Account Number: 015 064 4327

It is **very important that wires be sent with BOTH OF THE ABOVE ACCOUNT NUMBERS ON THEM.
The bank account # and the further credit account # --THANK YOU*

4. CANCELTATION POLICY & CHARGES. In the event of early termination for non-payment or if Guest cancels the booking, Agent may charge a cancellation fee as follows: a twenty-five percent (25%) cancellation charge (25% of all deposits and any additional rents paid to that point) shall apply if the property can be re-rented for the entire period at the same or a greater rate. If the property cannot be re-rented at the same or a greater rate for all of the period, all Rent collected up until the date of cancellation will be retained by Agent as liquidated damages. If the property can be re-rented for only a portion of the period or at a lesser total rate for the period, the additional cancellation charges will be prorated by Agent. A "rain check" for future dates at the Property may be granted at no extra charge if the "rain check" is mutually agreeable to Agent, Property Owner, and Guest. A "rain check" at another date or property may be granted subject to an Owner-specified rebooking fee. If a "rain check" cannot be granted, the Reservation will be deemed a Guest Cancellation and subject to the above policy.

In the event that a check is dishonored, Guest shall pay to Agent a \$50.00 Dishonored Check Fee for each such check. Agent and Guest each acknowledge and agree that the Dishonored Check Fee is to compensate Agent for the time and effort expended by Agent as a result of Guest's dishonored check, that it is impractical to establish the actual cost and loss to Agent for its time and effort, and that the Dishonored Check Fee bears a reasonable relationship to such cost and loss.

5. Weather and Aesthetics. Both Agent and Guest acknowledge that the Property is subject to weather and climate conditions beyond the control of Agent and that Guest may experience dissatisfaction with the weather or climate, neither of which will result in a partial or full refund.



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6. UTILITIES; SERVICES.

i. Maid or Cleaning Services. Daily maid or cleaning services are not included in the Daily Rent amount but are available for an additional fee.

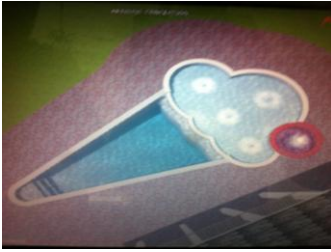
ii. Special Services. The Daily Rent does not include, nor shall Agent be obligated to provide, greeting, baggage handling, gratuities, toll calls or long distance telephone calls, car rental, catering, food, liquor, laundry, personal items, or any taxes applicable to rental rates and/or services provided to Guest. Agent, at its option and upon Guest's request, may agree to arrange for certain special services on Guest's behalf, provided that Guest shall contact Agent at least two (2) weeks prior to the Check-In Time to request any such special services; in addition to any costs charged by the provider of any such special services, Guest shall pay Agent the hourly Concierge Fee of twenty five dollars (\$25.00) for each hour (or portion thereof) during which Agent arranges any such special services.

iii. Telephone Service. Local calls are included in the Daily Rental Rate. The Daily Rental Rate does not include any charges for any toll calls or long distance telephone calls. Guest shall pay to Agent any tolls, long distance charges, or other costs incurred by Owner in connection with any telephone usage ("Phone Charges") during the term of this Agreement. By its initial, Guest understands and agrees that any toll or long distance telephone charges incurred during the term of this Agreement shall be charged to Guest and deducted from the Security Deposit.

iv. Utility Charges. Unless specifically stated in this Agreement, pool heating is not included in the rental amount. If pool heating is desired, Guest shall contact Agent to determine availability and additional cost. While pool heating is generally not needed most of the year, Winter guests may desire it—The usual rate works out to be approximately \$150/week for full-time heating. Occasional spa heat use is significantly less.

7. USE OF PREMISES.

i. General. The Premises shall be used as a private dwelling with the only visitors, guests, or invitees to the Property being the Guest(s) listed in the Summary Page and for no other purposes (including, without limitation, there shall be no business activities conducted or camping on the Premises), without Agent's prior written consent, which consent Agent may withhold in Agent's sole and absolute discretion. There is a \$100 per



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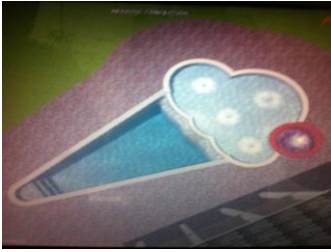
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person per day fine for additional guests if no consent was given by Agent. In no event may Guest hold any social gatherings in the Premises (including, without limitation, cocktail parties, BBQ, weddings or other receptions), without the prior written consent of Agent, which consent may be withheld in Agent's sole and absolute discretion. If Guest is granted permission to hold a social gathering in the Premises, Guest must sign an Event Addendum per gathering. **There shall be no smoking inside any portion of the Premises. It is also requested that guests not wear their shoes inside of the property's buildings.**

ii. Equipment. If the air conditioning, pool, Jacuzzi, BBQ, TV, VCR/DVD/CD, or any other device or equipment become inoperable or hazardous during Guest's stay, Guest will immediately notify Agent who will make immediate and reasonable efforts to repair the damage or remedy the hazardous conditions, but such damage or condition will not justify a full or partial refund at any time nor will such a refund be provided.

iii. Compliance with Laws; Nuisance; Noise; Dangerous Substances. Guest (and all guests of Guest) shall comply with all laws and requirements of all city, county, state and federal authorities now or later in force pertaining to the use of the Premises, including, without limitation, those laws relating to nuisance, noise, controlled substances, and public safety. Guest (and Guest's guests) shall not create a nuisance on the Premises or otherwise disturb any neighbors or other persons or property in the vicinity of the Premises or engage in or permit any illegal activities to occur on the Premises. Guest (and Guest's guests) shall not bring on to the Premises any explosives or other hazardous or inherently dangerous material.

iv. Check In; Check Out. Check In is at 2:30 p.m. on the above listed arrival date. Guest will Check Out by 10:30 a.m. on the above listed departure date. Guest can request a late Check Out or an early check-in for an additional fee. If a new Guest is scheduled to check-IN on the same day Guest is checking out, cleaning may begin at 9:00 a.m on the departure date but maid service will be instructed to begin cleaning in lesser-used secondary areas. A thorough cleaning usually runs from 9:00 a.m. – 4:00 p.m. On day of checkout, unless other arrangements are made, Guest agrees to have personal items packed and out of the way of the cleaners; will not re-use areas that have been cleaned; will not soil laundered sheets or towels; and if the above criteria cannot be accommodated, will be responsible for a half day rental fee which shall be deducted from the security deposit. This applies only when a new Guest is scheduled to check-in the same day current Guest is checking out.



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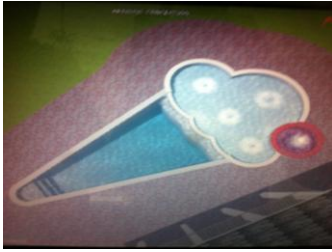
v. **Pets.** Guest is permitted to bring approved pets to the Premises for the duration of Guest's stay for a fee of \$25 per pet per day. Guest must discuss with Owner the specific type and quantity of pets they intend to bring and Owner must approve. Owner will provide a large room pets can stay in and roam freely. Pets may also roam the grounds freely. Pets may not roam on carpeted areas. Guest is responsible for cleaning up after pets. Guest is solely responsible and hereby waives any liability by Owner or Agent for the safety, health, and/or well-being of any animals brought to the Premises. Further, Guest hereby warrants that Guest shall be solely responsible for any damages, injury, or death caused by Guest's pet(s) and agrees that Guest shall indemnify and hold Owner and Agent harmless from any damage, injury, or death arising out of or related to Guest's decision to bring an animal to the Premises.

8. **CONDITION OF PREMISES.**

i. **Condition of Premises.** At all times, Guest shall occupy and use the Premises and its equipment, appliances, furniture, fixtures, and furnishings in a manner which ensures that they remain in good working order and repair. Guest will immediately notify Agent of a fire, water leak, broken appliance, item of equipment, furniture, or furnishing that is not in good working order or of any other damage to the Property, and Agent will then make immediate and reasonable efforts to repair the damage or remedy the hazardous conditions, but such damage or condition will not justify a full or partial refund at any time nor will any such refund be provided to Guest unless Agent, in Agent's sole discretion, elects to issue such a refund. Any and all repairs and/or maintenance to the Premises shall be completed by Agent or Owner. Guest shall be responsible for any and all damages caused by Guest and/or Guest's family, invitees, and/or guests. Guest shall not commit or allow any person to commit any act resulting in the destruction, defacement, damage, impairment, or removal of any part of the Premises, including, without limitation, furniture, fixtures, and furnishings.

ii. **Damage; Surrender.** Guest shall surrender the Premises at termination of this Agreement, in as good condition as received, normal wear and tear excepted. In addition, to the extent that Guest does not return to Agent or Owner's agent all keys and gate and garage door openers, Guest shall pay to Agent any and all costs incurred by Owner to replace each key and/or lock, gate and/or garage door opener which Guest fails to return as part of surrendering the Premises.

9. **ENTRY.** Agent and/or Owner's agent shall have the right to enter the Premises for the purposes of scheduled required maintenance, inspection, making necessary repairs and/or to secure the Premises, provided that Agent or Owner's agent contacts Guest



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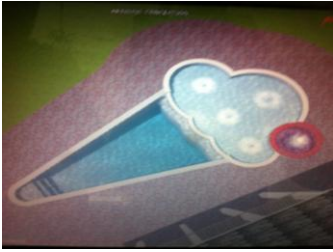
via telephone prior to entering the Premises. In the case of an emergency or Guest's abandonment or surrender of the Premises, Agent or Owner's agent may enter the Premises at any time without obtaining Guest's prior consent. Under normal circumstances, Owner must first contact Guest and get their approval to enter the premises at an agreed upon time/date.

10. NO OWNER OR AGENT LIABILITY; INDEMNIFICATION. Guest acknowledges and agrees that Guest is renting and using the Premises and any other amenities, whether on or off the Premises, at Guest's sole risk. Notwithstanding the presence of an alarm or other security system on the Premises (if any), in no event shall Agent or Owner be liable for any damage or injury to Guest or any other person, or to any property, occurring in or around the Premises (including, without limitation, as the result of any criminal activity, negligence, casualty, or other anticipated or unanticipated event), except to the extent the damage or injury is the proximate result of the gross negligence or willful misconduct of Agent, Owner, Owner's agents, or Owner's employees. The parties also acknowledge that the Premises contain a number of dangerous activities, buildings, toys, games, and other attractive nuisances (including but not limited to a slide, zip-line, ball pit, and other similar distractions). Finally, Guest agrees that it is taking possession of the Premises with the full knowledge and understanding that the Premises is significantly wild and undeveloped and that there are a number of animals, insects, reptiles, vegetation, and other wildlife at or on the Premises which may be dangerous to Guest and could cause severe and serious physical harm including, but in no event intended to limit this waiver to, allergic reactions, animal bites, poisoning, dismemberment, hospitalization, and/or death.

Guest agrees to indemnify, defend, and hold harmless Agent and Owner for any liability, costs (including, without limitation, reasonable attorneys' fees), damages, or claims therefore to the extent caused by the negligent, willful, or intentional act or omission to act of Guest or Guest's family, guests, or invitees or by any animal(s) or other wildlife. Each party waives the right of subrogation against the other party.

11. TRANSFER; ASSIGNMENT. Guest shall not transfer or assign this Agreement or any interest under this Agreement or sublet or otherwise allow the Premises to be used in any manner by anyone not authorized to be on the Premises or any portion thereof pursuant to this Agreement without the prior written consent of Agent, which consent may be withheld in Agent's sole and absolute discretion.

12. FORCE MAJEUR. At the beginning of the rental period, Agent will deliver the Premises and all amenities to Guest in first class condition, and with all electrical,



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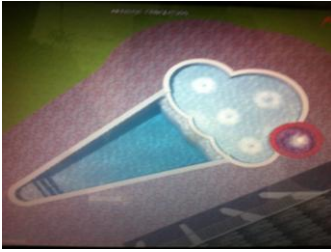
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plumbing, and mechanical systems (including heating and air conditioning and pool equipment) and other equipment in proper working order. If any repairs are required during the rental period, Agent will make such repairs as soon as reasonably practicable. If Owner is unable to deliver the premises to Guest in first class condition at the beginning of the rental period on account of a Force Majeur event including but not limited to, hurricanes, hazardous or dangerous meteorological conditions, fire, flood, acts of nature, war, military actions, or civil unrest, Agent shall return the Initial Deposit, Security Deposit, and any other payments of Daily Rent to Guest. Notwithstanding the foregoing, the liability of the Owner and Agent is to return the payments made by Guest and received by Owner and/or Agent for the portion of the period reserved by Guest that the Property was unavailable; **acceptance by Guest of possession of the Premises is an acknowledgment that the Premises have been delivered to Guest in first class condition.** Owner and/or Agent have no other liability. If a Force Majeur event occurs during the rental period and Guest vacates the premises, Agent will return a prorated portion of the Total Rental Amount to Guest for the period of time for which the Premises were unavailable.

13. GOVERNMENTAL AUTHORITY. If Owner is unable to deliver the premises to Guest at the beginning of the rental period on account of governmental authority issuing a legal order restricting or prohibiting the use by Owner of the Property for vacation rental purposes or otherwise, Agent shall return to Guest the Initial Deposit, Security Deposit, and any other payments of Daily Rent paid by Guest for the Dates of Stay in this Agreement. The liability of the Owner and Agent is limited to the return the Daily Rent payments made by Guest and received by Owner and/or Agent for the Dates of Stay set forth in this Agreement that the Property was unavailable to be used by Guest and does not extend to any costs incurred by Guest for travel or preparation for travel in reliance upon this Agreement. Owner and/or Agent have no other liability.

14. ABANDONED PROPERTY. If Guest abandons or surrenders the Premises, Agent may treat any personal property left on the Premises as abandoned and may dispose of it in any manner allowed by law.

15. DEFAULT BY GUEST. Agent's rights as set forth in this Agreement are cumulative, not exclusive. In addition to the remedies provided for in this Agreement, Agent, at Agent's option, may exercise any and all rights available to Agent at law or in equity including, without limitation and to the extent permitted by law, terminating this Agreement if Guest (i) cancels this Agreement for any reason or (ii) fails to pay any amount due hereunder, when due, or (iii) fails to perform any other term of this Agreement.



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16. HOMESTEAD OF OWNER. Guest acknowledges that the Premises may be the continued homestead of Owner, as defined by the laws of the State of Florida. The Owner often resides at the Premises and all property, both personal and real, belongs to the Owner as part of the homestead. In the event any property is damaged, stolen, broken, missing, or otherwise not returned to Agent and/or Owner in the condition in which it was provided to Guest, Guest shall be solely responsible for full repair and/or replacement of the property (with the appropriate remedy to be determined by Owner and in Owner's sole discretion).

17. MISCELLANEOUS.

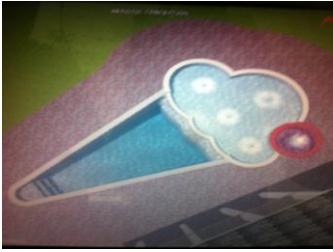
i. Attorney's Fees. If any legal action is brought by either party to enforce the terms of this Agreement, relating to the Premises, or arising out of or related to this Agreement and/or the Premises, the prevailing party shall be entitled to all costs incurred in connection with that action, including, without limitation, reasonable attorney's fees. In addition, if Agent or Owner utilize the services of an attorney for the purpose of collecting any sums due and unpaid by Guest or arising out of or related to any other breach of this Agreement by Guest, Guest agrees to pay Agent or Owner actual attorney's fees for such services, regardless of the fact that no legal action may be commenced or filed by Agent or Owner.

ii. Waiver. No failure of Agent to enforce any term of this Agreement shall be deemed a waiver, nor shall any acceptance of a partial payment of Daily Rent or other charges payable by Guest under this Agreement be deemed a waiver of Agent's right to the full amount of Daily Rent and other charges payable by Guest under this Agreement.

iii. Successors and Assigns; Third Party Rights. This Agreement is binding upon and inures to the benefit of the heirs, assigns, successors, executors, and administrators of Agent, Owner, and Guest.

iv. Time. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

v. Confidentiality. Guest and its family, co-occupants, licensees, and invitees are advised that all photographs, videos, or other depictions of the Premises taken during their stay or their visit shall be for their personal use only. Any photographs, videos, or other depictions of the Premises intended for other use shall receive the consent and approval of the Owner and Agent. In the event that this provision is violated, Owner and Agent reserve the right to institute immediate legal proceedings against Guest, its occupants



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or invitees that took or authorized the release of such materials to third parties, including recovering all costs, damages, and attorney's fees associated therewith.

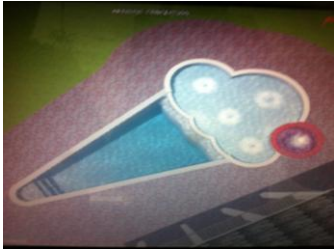
vi. Construction. Headings at the beginning of each section are solely for the convenience of the parties and are not a part of and shall not be used to interpret this Agreement. The singular form shall include plural, and vice versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. Unless otherwise indicated, all references to sections are to this Agreement.

vii. Joint and Several Liability. If Guest is more than one person, each person shall be jointly and severally liable for the performance of Guest's obligations under this Agreement. To the extent that any Guest is a minor, then the person signing this Agreement on behalf of that minor hereby warrants that he or she is the legal guardian of that minor and that he or she is waiving any rights that the minor may have to contest or dispute the application of this Agreement to the minor's rights.

viii. Governing Law; Jurisdiction; Venue. The validity, meaning, and effect of this Agreement shall be determined in accordance with the laws of the State of Florida. For purposes of interpretation of this Agreement, Part I (Non-Residential Tenancies) of Florida Statutes Chapter 83, as amended from time to time, shall control. The parties agree that the exclusive jurisdiction and venue for any action arising out of or related to this Agreement shall be in the Circuit or County courts (as applicable) for the Fifth Judicial Circuit in and for Lake County, Florida.

ix. Limitation of Owner and Agent Liability. In any action brought by Guest against Owner or Owner's agents, employees, officers, members or affiliates, Guest shall look only to Owner's interest in the Premises and to no other property or assets of Owner or Owner's agents, Agent, employees, officers, members or affiliates. To the extent that Owner has general liability insurance benefitting the Premises, Guest hereby agrees that any claim against Owner shall be limited to the amount of such general liability insurance benefit(s).

x. Entire Agreement. This Agreement, the disclosures attached to this Agreement and incorporated herein as Exhibit A, and the House Guidelines, Rules, and Restrictions (which are available by request in advance and a copy of which will be available at check-in) contain the entire agreement between the parties. This Agreement expressly supersedes all previous or contemporaneous agreements, understandings, representations, advertisements, or statements regarding these matters. All attached exhibits



THE SWEET ESCAPE – A 5 Acre Paradise With A Cherry On Top

11207 Guilford Road, Clermont, Florida 34715

andrew@theeverafterestate.com

Telephone: (352) 250-4220 * Facsimile: (305) 832-0524

Guest Reservation and Payment Agreement
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(if any) are incorporated in this Agreement by this reference. This Agreement may not be amended except by an instrument in writing executed by Agent and Guest. Any provision of this Agreement that is unenforceable or invalid shall have no effect, but all the remaining provisions of this Agreement shall remain in full force.

xi. Dispute Resolution. If any dispute involving the Agent, Property Owner, and/or Guest should arise, the parties shall attempt to resolve such dispute by good faith negotiations. If such good faith negotiations are unsuccessful, then they shall attempt to resolve their dispute through mediation. Upon the discovery of any matter which may result in a dispute, such matter/dispute shall be identified in writing to the non-complaining party within ninety (90) days of the first available opportunity to discover the matter/dispute; demand for mediation shall be made within sixty (60) days of written notice of the dispute with the party making the demand to offer no less than three (3) mediators in the Central Florida/Lake County area. The non-complaining party shall have forty-five (45) days to select a mediator from the list provided to it and the mediation shall be set for no more than ninety (90) days from the date of the mediation demand. If necessary, mediation shall be conducted in Lake County, Florida by a Central Florida/Lake County mediator, in accordance with the Florida Supreme Court mediation rules. If the mediation is unsuccessful, then litigation may commence in accordance with the governing law, jurisdiction, and venue provisions of this Agreement. Should either party fail to comply with the dispute resolution set forth herein, then that party shall not be entitled to its attorney’s fees at trial even if such party is the prevailing party.

xii. SIGNED AGREEMENT. Within three (3) business days send to Agent at Agent’s address stated below a signed copy of the Agreement.

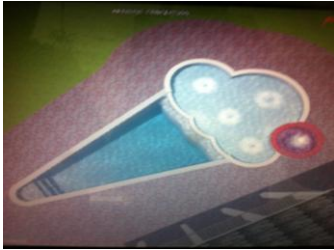
IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the Effective Date written above.

GUEST(S):

To be signed by each Guest, individually and on behalf of his or her Minor child(ren), as appropriate

AGENT:

By: _____
for the Property Owner



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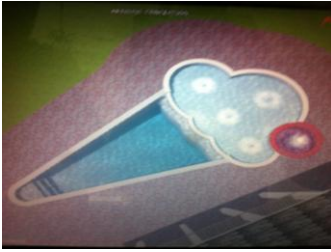
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EXHIBIT A - DISCLOSURES

A. Despite pest control efforts, all dwellings, including luxury homes, may experience some insects or small rodents including geckos, ants, scorpions, centipedes, roaches, wasps, bees, and other minor pests. Guests hereby assume all risk and liability associated with damage, injury, and/or death caused by or arising out of or related to interaction between Guests and such insects and/or small rodents.

B. June through October is hurricane season in Florida. Although hurricanes striking Sweet Escape’s inland location are a rare event and it is unlikely that a hurricane will damage the property, it is always a possibility and Guests should plan for a hurricane accordingly. In the event of a hurricane, Guests should be aware of any loose furnishings (including lawn furniture, toys, decorations, limbs, trees, shrubbery, fencing, or other items) which may be thrown into the homes or about the premises by strong winds. Further, all Guests must comply with mandatory evacuation orders issued by local authorities and follow any recommendations for preparation for a hurricane.

C. Guest is responsible for supervising any and all family, guests, and invitees using any portion of the Premises at all times. Agent is not providing a lifeguard for the pool, and there are certain risks inherent to persons and property in and around swimming pools (including, without limitation, waterfalls, slides and other water features) and/or Jacuzzi type spas (if available). Children cannot use the swimming pool and/or Jacuzzi type spas (if available) without adult supervision. Consumption of alcoholic beverages immediately before and while using any Jacuzzi type spas can be dangerous and even fatal. Guest and Guest's family, guests,



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and invitees will be responsible for exercising due caution and agree to enter and use any swimming pools and/or Jacuzzi type spas at their own risk.

D. **There is no smoking indoors anywhere at The Sweet Escape.** Most rooms have doors leading to outside patios and decks. Guests may smoke outside anywhere but must discard all cigarette butts after doing so as they are not only unsightly but provide a potential hazard to the property's wildlife. Smoking indoors will lead to an additional USD \$1,000 cleaning fee deducted from your Security Deposit.

E. **It is Sweet Escape's policy that Guests remove their shoes prior to entry.** Evidence of wearing shoes indoors (including, but not limited to, scuff marks or tracks of dirt) may result in additional cleaning fees deducted from security deposit.

F. If the security deposit fails to cover damages adequately, Guest's payment on-file will be charged or, if the payment on-file does not cover the damages, Guest is liable for paying full balance within fifteen (15) calendar days of receipt of demand therefore.

H. As set forth in this Agreement, Guest acknowledges and agrees that Guest is renting and using the Premises and any other amenities, whether on or off the Premises, at Guest's sole risk and shall not seek to hold Agent and/or Owner liable for any damages arising out of or relating to Guest's act of negligence (whether willful, wanton, reckless, or ordinary), intentional act, or misconduct.

I. The foregoing Information is hereby incorporated into and made a part of the Guest Reservation and Payment Agreement between the parties. Any capitalized terms used in the Agreement which are not defined therein shall have the respective meanings set forth above. In the event of any conflict between this Exhibit A or any other provision of the Agreement, the Agreement shall control.