GENERAL RENTAL TERMS AND CONDITIONS

L'APPARTEMENT ROSE

Version of 1 November 2026 — v2026-11-01

Article 1 – Purpose

These General Rental Terms and Conditions (hereinafter the "GTC") set out the terms under which CHEZ LES PLOMBIERS (hereinafter the "Lessor") makes available L'Appartement Rose, located on the 1st floor at 39 rue des Bourdonnais – 75001 Paris (hereinafter the "Premises"), to any professional or private client (hereinafter the "Client").

Any booking implies full, complete and unreserved acceptance of these GTC.

Article 2 – Description of the spaces

L'Appartement Rose is located on the 1st floor (no elevator) and covers an area of approximately 100 m², comprising the following spaces:

- Living room: sofa, two large poufs, two coffee tables, a rug, a mirror, a connected TV with blackout curtains, a professional Canon printer
- Pink Room: meeting table and 6 metal chairs
- Fully equipped kitchen: refrigerator and freezer, table and two chairs, dishwasher, microwave, 2-burner induction hob, Brita water filter, bean-to-cup coffee machine, large sink
- Restroom: bathroom with shower, sink and toilet

Shared amenities:

- Dedicated 1 Gb/s symmetrical fiber, WiFi
- Connected Philips lighting, adjustable in brightness and color
- Sonos sound system: 2 speakers in the Pink Room, 3 in the Living Room, controllable via WiFi or the Sonos app

A mezzanine is present within the Premises. It is reserved for the Lessor's internal use and is not included in the rental. Its exceptional availability is at the Lessor's sole discretion and may be subject to an additional fee.

The configuration of the equipment may change without this constituting a material amendment to these GTC.

Article 3 – Intended use of the Premises

The Premises are intended for:

- Showrooms and collection presentations
- Meetings and seminars
- Brand experiences
- Professional or private events
- Turnkey event services

The maximum capacity of the Premises is set at 50 people. This limit is mandatory and may not be exceeded under any circumstances.

Any illegal or dangerous activity, or any activity contrary to the image of the venue, is strictly prohibited and may result in the immediate termination of the event without compensation.

The following are specifically prohibited:

- Smoking inside the Premises
- Bringing in illicit substances
- Bringing in unauthorized hazardous equipment
- Bringing in animals (except guide or service animals)

Article 4 – Booking

The booking becomes final upon:

- Signature of the quote
- Acceptance of these GTC
- Full payment of the agreed amount
- Submission of the required insurance certificates

Failing payment within 8 days of signing the quote, the booking may be automatically cancelled.

Article 5 – Pricing and payment terms

The daily rates for L'Appartement Rose are as follows (excluding VAT):

- Monday: €1,000 excl. VAT
- Tuesday: €1,000 excl. VAT
- Wednesday: €1,500 excl. VAT
- Thursday: €2,000 excl. VAT
- Friday: €1,500 excl. VAT
- Saturday and Sunday: €1,000 excl. VAT

Weekly package: €7,500 excl. VAT for 7 consecutive calendar days, where each of those days is charged at the daily rate above. It does not apply to a period that includes one or more Fashion Week days, nor where a price has been agreed on a case-by-case basis for any day of the period.

Special Fashion Week rates (during the Paris Fashion Week periods):

- Per day: €3,000 excl. VAT

No weekly package applies during Fashion Week: each day is charged at the Fashion Week rate. For a rental of more than 7 days, the package applies per full period of 7 days at the daily rate. A run of fewer than 7 consecutive days at the daily rate is never charged more than the weekly package; a Fashion Week day or a day at a price agreed on a case-by-case basis interrupts the run and is not capped. The amount invoiced never exceeds the sum of the corresponding daily rates.

Prices are subject to applicable VAT. Any additional hour, once begun, is charged at €250 excl. VAT.

Any late payment shall incur statutory interest.

Article 6 – Security deposit

A security deposit of €3,000 is required. It covers:

- Any damage
- Any overtime

- Penalties related to non-compliance with these GTC
- Any outstanding amounts due

The security deposit must be received no later than 48 hours before entry into the Premises, by bank transfer or, where the Lessor offers it for the rental concerned, by card pre-authorisation (a hold without debit). A transfer notice or order does not constitute receipt: only the actual credit to the Lessor's account is authoritative.

Failing this, the Client may still provide the deposit on site, before entering the Premises, by card pre-authorisation, where the Lessor offers it for the rental concerned.

If the security deposit has not been provided at the time of entry into the Premises, access will be refused. The rental is then deemed cancelled by the Client on that date and Article 15 applies: sums paid remain with the Lessor under the conditions set out therein.

It is refunded within a maximum of 8 days following the check-out inspection, after deduction of any amounts owed.

Article 7 – Duration

The duration of the rental is specified in the quote. Any unauthorized overrun will result in additional billing.

Article 8.1 – Check-in / check-out inspection

A check-in and check-out inspection is jointly conducted. In the absence of a check-in inspection, the Premises are deemed to have been handed over in perfect condition.

The Client agrees to return the spaces:

- In good condition
- Clean
- Cleared of all equipment and objects

Any restoration work will be invoiced.

Article 8.2 – Return of furniture, layout and Premises

Furniture and layout:

All furniture (sofa, poufs, coffee tables, meeting table, chairs, etc.) must be returned to its exact original configuration, as documented at the check-in inspection. This includes the precise position of each item.

If the Client needs to move furniture for the purposes of their event, it is their responsibility to put it back exactly in place before leaving the Premises.

Cleanliness and items left on site:

The Premises must be returned entirely free of any items brought by the Client, their guests, or their service providers. In particular, it is prohibited to leave:

- Bottles (empty or not), glasses, consumables
- Decoration, event, or audiovisual equipment
- Any other item, even if considered unused or potentially reusable

Every item left on the Premises must either be taken away or discarded. No exceptions are tolerated.

Flat-rate deduction:

Any failure to comply with the above obligations — furniture not returned to its identical position, or items left on the Premises — will result in a flat-rate deduction of €250 excl. VAT from the security deposit, to cover restoration work by the Lessor.

Article 8.3 – Waste sorting

Waste sorting is mandatory. It is required by the City of Paris: a wrongly sorted bin is not collected and remains on the pavement.

Waste must be disposed of in the bins provided on the Premises, according to the following rules:

- Glass bin: glass bottles, pots and jars, and glass only.
- Yellow bin: packaging and paper (cardboard, paper, plastic, metal), loose, never in a bag and never with glass.
- Black bin (general waste): all other waste, in closed bags.

The Client does not put the bins out on the street: this is done by the Lessor's cleaning team.

These rules apply to the Client's service providers (Article 12).

Article 8.4 – Collection of equipment the following day

Equipment brought in by the Client or its service providers (caterer, rental company, technical crew) is collected at the end of the event. If it must be collected the following morning, the Client chooses, before the event and in agreement with the Lessor, one of the following two options:

- a member of the Lessor's team is present to open the Premises: €200 excl. VAT;
- a person designated by the Client is present on site, under the Client's responsibility.

In both cases, collection must be completed by 10:00 AM at the latest: from that time, the Premises may be rented to another client.

Article 9 – Use of the venue – Hours and noise

L'Appartement Rose is located within a co-owned residential building, on the 1st floor. Respect for the neighborhood is an essential condition of use.

Hours:

- All music playback must stop by 11:00 PM.
- Guests and the public must have fully vacated the Premises by midnight (12:00 AM) at the latest.
- Staff may continue breakdown after midnight, without any sound playback and quietly.
- After staff have left, no gathering or noise is permitted in front of the building.

Any overrun may result in the immediate termination of the event, additional hourly charges, and/or partial or full retention of the security deposit.

Sound system:

In the event of amplified sound:

- Exclusive use of the integrated sound system (Sonos) is mandatory. Any outside sound system is strictly prohibited.
- The maximum volume is set solely by the manager of CHEZ LES PLOMBIERS or their representative. This limit is mandatory and non-negotiable.

In case of non-compliance, the Lessor may require an immediate reduction in volume or stop sound playback altogether, without compensation.

Any outside sound equipment installed on the Premises — speakers, stage monitors, subwoofers or a complete system — shall be removed immediately and shall give rise to a fixed deduction of €1,000 excluding VAT from the security deposit. This deduction applies whether the equipment is added to the integrated system or used in its place.

If, after a reminder from the Lessor or their representative, the outside sound equipment is kept, reinstalled or used, the Lessor may retain the entire security deposit and terminate the event without compensation. Where the total deductions exceed the deposit, the balance remains payable by the Client.

Vehicles and deliveries:

Deliveries are made via the courtyard of 39 Rue des Bourdonnais or via the Impasse des Bourdonnais, according to the following rules:

- Vehicles may reverse into the courtyard to unload, and to unload only: once unloading is complete, the vehicle leaves the courtyard. Any parking in the courtyard is prohibited. During unloading, the Client must leave a visible phone number on the windscreen with the note "Chez les Plombiers" and notify the Lessor so that the co-ownership can be informed.
- The Impasse des Bourdonnais is a public road. The Client and its service providers may reverse into it to unload, at their own risk: any fine remains their responsibility.
- It is strictly forbidden to park or stop on the pavement of the Rue des Bourdonnais in front of the courtyard, in front of La Boutique's shop window or in front of the neighbouring restaurant, including while unloading. When the courtyard is already occupied by a vehicle, a second vehicle must wait for it to become free or use the delivery bays opposite no. 39.

Article 10 – Safety, ERP (public venue) regulations, and SSIAP fire safety officers

The Premises do not currently hold a final ERP (“Établissement Recevant du Public” / public venue) classification.

The Lessor reserves the right to require, at its sole discretion and depending on the nature of the event, the presence of one or more certified SSIAP fire safety officers. This decision rests exclusively with the Lessor. Each officer is charged at €250 excl. VAT for a 6-hour package, regardless of the number required, and this cost is fully payable by the Client.

Cases in which the presence of one or more SSIAP officers is mandatory:

The presence of certified SSIAP officers is mandatory in the following cases:

- Events with incoming/outgoing flow of attendees (exhibitions, open houses, open access, etc.): access must either remain fully controlled (closed guest list) or be continuously staffed by an SSIAP officer. Where there is such flow, 2 SSIAP officers may be required at the Lessor's discretion.
- More than 30 attendees: 1 SSIAP officer mandatory.
- Alcohol served at the event: 1 to 2 SSIAP officers mandatory, at the Lessor's discretion.

In all other cases, the Lessor reserves the right to require the presence of an officer depending on the nature of the event.

Pricing and billing:

- The cost of an SSIAP officer is €250 excl. VAT for a 6-hour package, billed in addition to the quote.
- The Lessor is responsible for providing certified SSIAP officers.
- The cost is payable by the Client unless otherwise stated in the quote.

Failure to comply with safety instructions may result in the immediate termination of the event.

Article 11 – Alcoholic beverages

The Premises do not hold a liquor license. In the event alcohol is sold:

- The Client must apply for a temporary permit
- A copy must be provided to the Lessor 8 days before the event
- Failing this, the booking may be cancelled

Article 12 – Outside service providers

The Client remains solely responsible for its service providers, guests, and other participants. The Lessor shall not be held liable for any damage caused by them.

The Client undertakes to inform its service providers, before they intervene, of the rules of use of the Premises set out herein, in particular those relating to sound (Article 9) and waste sorting (Article 8.3). A breach by a service provider binds the Client as if it were its own.

Article 13 – Insurance

The Client must take out:

- Public liability insurance
- Temporary occupancy liability insurance

By signing these GTC, the Client certifies, on their honor, that they hold valid liability insurance covering this type of event. The Client is solely responsible for the existence and adequacy of their coverage. Under no circumstances may the Lessor be held liable for the absence or inadequacy of the Client's insurance.

Article 14 – Liability

The Client is liable for any damage caused to the Premises, the equipment, common areas, and third parties. The Lessor's liability is limited to proven direct damages and capped at the total rental amount paid, excluding VAT.

The Lessor shall not be held liable for:

- Equipment brought by the Client
- Losses or theft
- Interruptions beyond its control (electrical or internet)

Article 15 – Cancellation

In the event of cancellation by the Client, the following terms apply:

- Cancellation more than 3 months before the event date: full refund of amounts paid.
- Cancellation between 3 and 2 months before the event date: 60% of amounts paid are retained by the Lessor as a flat cancellation fee.
- Cancellation less than 2 months before the event date: the full amount paid is retained by the Lessor, with no refund possible.

Any cancellation must be notified in writing (email or registered letter) to the Lessor's address. The date of receipt of this notice determines the calculation of the notice period.

Article 16 – Termination

In the event of a serious breach or non-compliance with these GTC, the Lessor may immediately terminate the rental without compensation.

Article 17 – Force majeure

In the event of an unforeseeable and unavoidable event within the meaning of Article 1218 of the French Civil Code, the booking may be suspended or cancelled without compensation.

Article 18 – Personal data

The data collected is used exclusively for the management of bookings, in accordance with the GDPR.

Article 18 bis – Video surveillance

The Premises are equipped with cameras that record continuously, for the purpose of ensuring the safety of persons and the protection of property. They cover the white living room and the pink room. No camera films any toilet, cloakroom or changing area.

Footage is kept for a maximum of thirty (30) days and then automatically deleted. It is only viewed in the event of an incident, by the Lessor's authorised personnel alone, and is only disclosed to third parties upon a judicial request.

The Client undertakes to inform all persons it brings onto the Premises (teams, service providers, guests). Signs are displayed at the entrance to each filmed area. Any person filmed may exercise their rights of access, erasure and objection with the Lessor, as data controller, at contact@chezlesplombiers.fr, and may lodge a complaint with the CNIL (French data protection authority).

It is forbidden to cover, move or disconnect any camera, even temporarily and even for the purposes of a shoot or set design. Any such need requires the Lessor's prior written consent.

Article 19 – Confidentiality

The Parties undertake to preserve the confidentiality of the information exchanged.

Article 19 bis – Photographs and references

The Client authorises the Lessor to photograph and film the Premises during the rental, together with the fit-out, decor and scenography installed there, and to use those images, as well as the Client's name and brand as a reference, for its own communication (website, social media, brochures, presentation materials), free of charge, worldwide and for a period of ten (10) years.

Where photographs or videos of the event are taken by the Client or its service providers, the Client agrees that the Lessor may reuse them for the same purposes, crediting their author, within the limits of the rights the Client holds or obtains from that author. The Client undertakes to pass this request on to its photographer.

Image rights belong to each individual, and the Client cannot consent on behalf of its guests. The Lessor will therefore only publish an image in which a person is recognisable with that person's consent, and will remove it upon simple request sent to contact@chezlesplombiers.fr. The Client shall inform its guests and service providers that photographs may be taken and used under these conditions.

A Client who wishes no image or reference of its event to be published (confidential launch, embargo) shall say so in writing before the rental, and the Lessor will comply. In all other respects, this article derogates from Article 19.

Article 20 – Independent access

Access to L'Appartement Rose is via a dedicated access code, provided to the Client on a strictly confidential and personal basis. No physical key is provided.

The Client is responsible for the proper use of this code and must ensure that the door is properly closed upon departure. It is strictly prohibited to share this code with unauthorized third parties.

The Client shall be held liable for any consequences resulting from a breach of this obligation, including unauthorized access to the Premises or the door being left open at the end of the event.

Article 21 – Personal nature of the agreement

The booking is entered into in consideration of the identity of the Client. It may not be transferred without the Lessor's written consent.

Article 22 – Governing law and jurisdiction

These GTC are governed by French law. Any dispute shall fall under the jurisdiction of the competent courts of Paris.

Article 23 – Electronic signature

These GTC are systematically appended to the quote sent to the Client. Signing the quote — whether by hand or electronically — constitutes full and complete acceptance of these General Rental Terms and Conditions, without the need for a separate signature of the GTC.

The Client acknowledges having read and understood these GTC prior to signing and may not claim ignorance of them. The electronic signature of the quote carries the same legal value as a handwritten signature, in accordance with the eIDAS Regulation and Article 1367 of the French Civil Code.

ACCEPTANCE OF THE GENERAL RENTAL TERMS AND CONDITIONS

The Client declares having read these General Rental Terms and Conditions in their entirety and accepts them without reservation.

Done at: _____

Date: _____ / _____ / _____

Client name: _____

Signature: