CHEZ LES PLOMBIERS
39, RUE DES BOURDONNAIS 75001 PARIS

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39, rue des Bourdonnais
75001 Paris
+33 7 61 47 10 73 (WhatsApp)
www.chezlesplombiers.fr

GENERAL RENTAL CONDITIONS
CHEZ LES PLOMBIERS
Version of 1 November 2026 — v2026-11-01.2

Article 1 - Purpose

These General Rental Conditions (hereinafter the "GRC") define the terms under which the company CHEZ LES PLOMBIERS (hereinafter the "Lessor") makes available its premises located at 39 rue des Bourdonnais - 75001 Paris (hereinafter the "Premises") to any professional or individual client (hereinafter the "Client").
Any booking implies full and unconditional acceptance of these GRC.

Article 2 - Description of the Premises

The Premises represent an area of approximately 300 sqm comprising:

- approximately 200 sqm on the ground floor
- approximately 100 sqm of storage space in the basement (accessible to authorised personnel only - see Article 10 bis)

Equipment made available includes in particular:

- Equipped kitchen
- Reversible air conditioning
- Integrated audio system (Sonos, AirPlay, RCA inputs)
- Dedicated 1 Gb/s symmetric fibre, WiFi, RJ45 sockets
- DMX-controlled lighting
- Projector
- 4 microphones

The equipment configuration may evolve without constituting a material amendment to these GRC.

Article 3 - Permitted Use of the Premises

The Premises are intended for:

- Showrooms
- Collection presentations
- Brand experiences
- Professional or private events
- Turnkey event services

Any illegal, dangerous or activities contrary to the image of the venue are strictly prohibited and may result in the immediate termination of the event without compensation.
In particular, the following are prohibited:

- Smoking inside the Premises

- Bringing in illicit substances
- Bringing in unauthorised dangerous equipment
- Bringing in animals (except assistance animals)

Any non-compliant use may result in the immediate termination of the event without compensation.

Article 4 - Booking

A booking becomes final upon:

- Signing of the quote
- Acceptance of these GRC
- Full payment of the agreed amount
- Submission of the required insurance certificates

In the absence of payment within 8 days of signing the quote, the booking may be cancelled by operation of law.

Article 5 - Pricing and Payment Terms

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

- Monday: EUR 1,000 excl. VAT
- Tuesday: EUR 2,000 excl. VAT
- Wednesday: EUR 3,000 excl. VAT
- Thursday: EUR 4,000 excl. VAT
- Friday: EUR 3,000 excl. VAT
- Saturday and Sunday: EUR 2,000 excl. VAT

Weekly package: EUR 14,000 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: EUR 6,000 excl. VAT

Fashion Week weekly package: EUR 35,000 excl. VAT for 7 consecutive calendar days, where each of those days falls within a Fashion Week period and is charged at the Fashion Week rate.

A period that falls only partly within Fashion Week does not qualify for a package as a whole: its non-Fashion Week days and its Fashion Week days are counted separately. For a rental of more than 7 days, the package applies per full period of 7 days. A run of fewer than 7 consecutive days, all at the daily rate or all at the Fashion Week rate, is never charged more than the corresponding weekly package; 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.

Payment terms are communicated by quote. Prices are expressed in euros exclusive of tax and subject to applicable VAT.

Unless otherwise stipulated:

- Full payment is due prior to the event
- Each additional hour commenced is charged at EUR 250 excl. VAT
- Any late payment shall incur statutory interest

Article 6 - Security Deposit

A security deposit of EUR 5,000 is required. It covers:

- Any damage to the Premises
- Overtime charges
- Penalties arising from non-compliance with these GRC
- 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 shall be returned within a maximum of 8 days following the exit inspection, after deduction of any amounts owed.

Article 7 - Duration

The duration of the hire is specified in the quote. Any unauthorised overrun will be subject to additional charges.

Article 8.1 - Condition Report

An entry and exit condition report is drawn up jointly. In the absence of an entry condition report, the Premises are deemed to have been handed over in perfect condition.

The Client undertakes to return the Premises:

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

Any remediation work required will be charged to the Client.

Article 8.2 - Return of Furniture, Layout and Premises

Furniture and layout:

All furniture (modular pink sofa, coffee tables, armchairs, etc.) must be returned in its exact original configuration as documented in the entry condition report. This includes the precise position of each item and, for the pink sofa, its characteristic S-shape.

If the Client needs to move or disassemble furniture for the purposes of the event, it is the Client's responsibility to return each item exactly to its original position and configuration before vacating the Premises.

Option - disassembly of the modular sofa: if the Client wishes to disassemble the sofa, two options are available:

- The Client instructs the Lessor to disassemble and reassemble: flat fee of EUR 250 excl. VAT, added to the quote.
- The Client disassembles it themselves, and is responsible for reassembling the sofa identically (S-shape) at the end of the event.

Cleanliness and items left on site:

The Premises must be returned entirely free of any object brought in 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 object, even if considered unused or potentially reusable

Every object brought into the Premises must either be taken away or disposed of. No exceptions will be tolerated.

Flat-rate penalty:

Any failure to comply with the above obligations - furniture not returned to its original configuration or objects left in the Premises - will result in a flat-rate deduction of EUR 250 excl. VAT from the security deposit, for remediation carried out 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.

Small bins are provided in the daytime kitchen, on the left as you enter. They are emptied into the large collection bins located behind the curtains, 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.

If the Client prefers the large bins not to be visible during the event, they may, with the Lessor's agreement, be moved to the basement (Article 10 bis), provided the Client returns them to their place behind the curtains at the end of each day of occupancy.

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.

If collection must continue beyond 10:00 AM, and no later than 1:00 PM, the half-day rate (morning, 7:00 AM to 1:00 PM) applies in addition, i.e. 60% of the daily rate applicable on the day of collection, subject to the Premises being available.

Article 9 - Venue Operations - Hours and Sound

CHEZ LES PLOMBIERS is located in a co-ownership building. Respect for neighbours is an essential condition of operations.

Hours:

- All music must cease no later than 11:00 PM.
- Guests and the public must have entirely vacated the Premises and the courtyard no later than midnight (12:00 AM).
- Staff may continue to dismantle after midnight, without sound and in a calm manner.
- After staff departure, no gathering or noise is tolerated in front of the building gate.

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

DJ and sound system:

In the event of a DJ or amplified sound:

- Use of the venue's integrated audio system is mandatory.
- Stage monitors, additional speakers, supplementary subwoofers or any external system are strictly prohibited.
- The maximum sound level is set exclusively by the manager of CHEZ LES PLOMBIERS or their representative. This limit is mandatory and non-negotiable.

In the event of non-compliance, the Lessor may require the immediate reduction of the volume or interrupt the sound 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.

Courtyard - Use and hours:

The courtyard is a passageway only. Its use is subject to the following rules:

- It is strictly forbidden to carry out any assembly or disassembly of equipment there. These operations must be carried out exclusively inside or in the alleyway.
- 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.
- From 10:00 PM onwards, no one may be in the courtyard; it must remain silent. Smokers must go to the street and smoke in silence.
- The courtyard must be vacated by all occupants (guests and staff) no later than midnight.
- Smokers permitted in the courtyard (before 10:00 PM) must use the ashtrays provided. It is strictly forbidden to leave cigarette butts on the ground.

The Client is informed that any noise disturbance or breach of these rules may result in the immediate termination of the event, the Client's liability being engaged, and the charging of penalties or costs arising from intervention by the building management company, the landlord or law enforcement, as well as a penalty of EUR 250 deducted from the security deposit.

Article 10 - Safety, ERP Regulations and SSIAP Security Officers

The Premises do not currently hold a definitive ERP classification.

The Lessor reserves the right to require, at its sole discretion and based on the nature of the event, the presence of one or more certified SSIAP security officers. This decision belongs exclusively to the Lessor. Each officer is charged at EUR 250 excl. VAT for a 6-hour package, regardless of the number of officers required, and remains entirely the Client's responsibility.

Cases where SSIAP officer(s) are mandatory:

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

- Event with incoming/outgoing flows (exhibition, open house, free access, etc.): the gate must either remain closed (sealed access), or be permanently staffed by an SSIAP officer.
- More than 30 participants: 1 SSIAP officer mandatory.
- More than 80 participants: 2 SSIAP officers mandatory.
- Presence of alcohol at the event: 1 SSIAP officer mandatory (unless otherwise assessed by the Lessor based on the nature of the event).

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

Pricing and responsibility:

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

Non-compliance with safety instructions may result in the immediate termination of the event.

Article 10 bis - Basement

The basement is reserved exclusively for the Lessor's staff and expressly authorised service providers. The access door must remain closed at all times; access is protected by a confidential code provided only to authorised persons.

This area is exclusively a storage area. The following are strictly prohibited:

- Smoking
- Consuming drinks or alcohol
- Gathering or socialising between guests, attendees or unauthorised service providers

Any evidence of non-compliant use found during the exit inspection (cigarette butts, glasses, bottles, waste) will result in a flat-rate deduction of EUR 500 excl. VAT from the security deposit.

Article 11 - Alcoholic Beverages

The Premises do not hold a licence to sell alcohol. In the event of alcohol sales:

- The Client must obtain a temporary authorisation
- A copy must be submitted to the Lessor 8 days before the event
- Failing this, the booking may be cancelled

Article 12 - External Service Providers

The Client remains solely responsible for their service providers, guests and contributors. The Lessor cannot be held liable for 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 hold:

- Public Liability insurance
- Temporary occupancy liability insurance

By signing these GRC, the Client declares on their honour that they hold valid public liability insurance covering this type of event. The Client is solely responsible for the existence and adequacy of their coverage. The Lessor cannot under any circumstances be held liable for the absence or insufficiency of the Client's insurance.

Article 14 - Liability

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

The Lessor cannot be held responsible for:

- Equipment brought in by the Client
- Loss or theft
- Interruptions beyond its control (electric or internet)

Article 15 - Cancellation

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

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

Any cancellation must be notified in writing (by email or recorded delivery) to the Lessor's address. The date of receipt of such notification shall be used to calculate the applicable deadline.

Article 16 - Termination

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

Article 17 - Force Majeure

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

Article 18 - Personal Data

Data collected is used exclusively for booking management purposes, 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 entrance, the cyclorama, the back of the workshop and the basement. 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 maintain the confidentiality of 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 - Autonomous Access and Key Responsibility

When the Client accesses the Premises autonomously, the key box code is communicated on a strictly confidential and personal basis.

The Client is responsible for the key from the moment it is taken until it is returned. At the end of the event, the key must be placed back in the key box and the code scrambled after closing.

The Client is held responsible for any consequences arising from a failure to comply: loss of the key, damage to the lock, or unauthorised access to the Premises due to non-compliant return.

Article 21 - Intuitu Personae

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

Article 22 - Governing Law and Jurisdiction

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

Article 23 - Electronic Signature

These GRC are systematically attached to the quote sent to the Client. Signing the quote - whether by hand or electronically - constitutes full and unconditional acceptance of these General Rental Conditions, without a separate signature of the GRC being required.

The Client acknowledges having read them prior to signing and may not claim ignorance of their content. The electronic signature of the quote has 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 CONDITIONS

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

Signed at: _____

Date: _____ / _____ / _____

Client name: _____

Signature: