

DATE: **November 28th, 2025**
FOR: **Alessandra Girardi**
TEL: **+393387109972**
FROM: **Claudio Cadeddu**
FAX N°:
REF: **NET WHOLESALE AGREEMENT**
March 19th, 2026 until November 11th, 2026

Nº. PAGES : **11**

NUBA EXPEDICIONES S.L., NUBA EXPEDICIONES DE MEXICO, S. DE R.L. DE C.V., Nuba USA Inc.

Dear Alessandra,

Il Sereno Lago di Como is a small and intimate ultra-luxury hotel on the iconic shores of Lake Como. Respecting its natural and historical surroundings, Il Sereno Lago di Como introduced a contemporary and more relaxed interpretation of luxury, design and personalized service to Lake Como. Il Sereno brought new meaning to luxury and modern design. Award-winning designer Patricia Urquiola has combined the natural ambiance of the surrounding environment with comfort and luxury, resulting in a design that embodies all spectrum of luxurious accommodations. Il Sereno is the sanctuary of privacy, the most stylish hotel in the lake.

On the next page you will find our Net Wholesaler agreement. We look forward to working with you and trust that your guest will enjoy Il Sereno Lago di Como.

Please do not hesitate to contact us, if you have any questions or require any further assistance.

Best Regards,
Claudio Cadeddu | Chief Commercial Officer – Sereno Hotels

Claudio Cadeddu
signed Il Sereno _____

1 of 11 pages

signed Company *AG*

NET WHOLESALE AGREEMENT

COMPANY NAME: NUBA EXPEDICIONES S.L., Calle Serrano, 96 28006 Madrid - SPAIN VAT (CIF) B83850859 Hereafter referred to as « Company »	HOTEL NAME: Il Sereno - Le Sereno Lago di Como SRL Via Cino del Duca 5, 20122 Milano (MI) - Italy VAT N. IT08117890965 Hereafter referred to as « Hotel »
Email: alessandra.girardi@nuba.net	Email: claudio.cadeddu@serenohotels.com
Phone: +34 917454745	Phone: +393387109972
« Hotel » and « Company » hereafter jointly referred to as the “Parties”. Effective dates of agreement: March 19 th 2026 – November 8 th 2026 Annual closure dates in 2026: January 1 st -March 18 th and November 9 th -December 31 st 2026	

This agreement is valid only once the Hotel has received a signed copy from Company (signature on every page is required) and once all conditions (as per the below agreement) have been met. Any written change or alteration on this document (besides requested fields of information) will result in invalidity of this contract.

Net wholesale rates (“Net Rates”) are offered to Company for the period of **March 19th 2026 – November 8th 2026** (hereafter the “Expiry Date”). This contract is valid until November 8th 2026. At the Expiry Date this agreement will be deemed terminated and without effect between the Parties, without the need for any further prior notice since all form of tacit or automatic renewal of the same is expressly excluded. For any booking request after November 11th, 2026, please contact the reservations department. Company eligibility to renewal is subject to a minimum production of Euro 100.000 in 2026. Notwithstanding the above, renewal is at Hotel's sole discretion.

		SUITES									
		Piccoletta	Lario Suite	Alcova Suite	Garden Lake View Suite	Grand Suite Lago	Corner Suite	Darsena Suite	Darsena Listening Suite	Penthouse Suite	Signature Penthouse Suite
AVAILABILITY IN ALL SEASONS		ON REQUEST	ON REQUEST	ON REQUEST	ON REQUEST	ON REQUEST	ON REQUEST	ON REQUEST	ON REQUEST	ON REQUEST	ON REQUEST
March 19-April 10 2026	MLOS	1	1	1	1	1	1	1	1	1	1
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
April 5-6 2026	MLOS	2	2	2	2	2	2	2	2	2	2
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
April 7-22 2026	MLOS	1	1	1	1	1	1	1	1	1	1
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
April 23-25 2026	MLOS	3	3	3	3	3	3	3	3	3	3
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
April 26-May 13 2026	MLOS	1	1	1	1	1	1	1	1	1	1
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
May 14-May 16 2026 From Thursday to Saturday	MLOS	3	3	3	3	3	3	3	3	3	3
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
May 17-August 13 2026	MLOS	1	1	1	1	1	1	1	1	1	1
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
August 14-15 2026	MLOS	2	2	2	2	2	2	2	2	2	2
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR
November 1-8 2026	MLOS	1	1	1	1	1	1	1	1	1	1
	Daily Net Rates	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR	15% OFF BAR

signed Il Sereno Claudio Cadeddu 2 of 11 pages

signed Company AG

GENERAL TERMS AND CONDITIONS

NOTES ON NET WHOLESALE RATES

- Net rates are in euros, per room per night
- Net rates are calculated as a percentage discount from our BAR rates (see the above chart)
- Net rates are not commissionable
- Net rates are per room per night
- Net rates are valid for double or single occupancy
- Net rates include full breakfast for up to 2 guests per room served at our restaurant
- Net rates include minibar soft-drinks as stocked on arrival
- Net rates include wi-fi
- Net rates do not include daily 10% VAT and 5 euros city tax per person per night, which have to be added on top of net rates. Any change in VAT and city tax will be applied and communicated accordingly
- Net rates are confidential and are not valid without a signed copy of this contract
- Net rates are not applicable to groups bookings. Any reservation of 5 rooms or more is considered a group booking and subject to 10% commission on net rates, as well as to specific payment conditions and cancellations policies
- Net rates have to be sold with a minimum of 20% mark up towards the end users/clients without exceeding the hotel official Rack rates.
- Consortia amenities are not extended to net wholesale bookings
- The hotel is pleased to grant a net rate equal to 20% discount on special packages published on serenohotels.com to be calculated on the accommodation component only. The remaining services included in the package are not commissionable. All promotions are upon request. Please check the availability with the reservation department
- All incidentals will be collected directly from the guests.
- Hotel is unable to accept barter agreements and or any compensations for contribution or fees related to this contract
- In case of dispute of contracts, the present agreement will be retained as only valid document.

MAXIMUM OCCUPANCY PER ROOM CATEGORY AND CHILDREN POLICY

SUITES	Maximum Occupancy			Daily Supplement per extra person All season except Festive		
	Adults	Kids 1-3 Baby Cot	Kids 3-16 Sofa Bed	Adults	Kids 1-3 Baby Cot	Kids 3-16 Sofa Bed
Piccoletta	2	NA	NA	NA	NA	NA
Lario Suite	2	NA	NA	NA	NA	NA
Alcova Suite	2	0	1	NA	NA	250
Garden Lake View Suite	2	NA	NA	NA	NA	NA
Grand Suite Lago	2	NA	NA	NA	NA	NA
Family Grand Suite Lago Two Bedroom	4	NA	NA	NA	NA	NA
Corner Suite	2	NA	NA	NA	NA	NA
Family Corner Suite Two Bedroom	4	NA	NA	NA	NA	NA
Darsena Suite	2	NA	NA	NA	NA	NA
Darsena Listening Suite Suite	2	NA	NA	NA	NA	NA
Penthouse Suite	2	NA	2	NA	NA	250
Penthouse Floor Three Bedroom	10	NA	NA	NA	NA	NA
Signature Penthouse Suite	2	NA	2	NA	NA	250

- The extra person solutions for adults and kids detailed in the above chart are applicable to specific room types only. Therefore, the availability of these options is strictly on request. Please, contact the reservation department
- Children age 1-3yrs complimentary in baby cot only
- Children between 3 to 16 years old have an extra charge of 250 euros per night (per child) on existing sofa bed

signed Il Sereno Claudio Cadeddu 3 of 11 pages

signed Company AS

- Important notes:
 - Rates and policies are subject to constant change: always check with reservations department prior to book
 - All promotions are on request only: always check with reservations department prior to book
 - Hotel is not responsible for airline schedule changes or any airline related delays
 - Hotel recommends that customers obtain travel insurance and cancellation insurance to cover unforeseen events

RELOCATED CUSTOMERS

Hotel will follow its customary relocation policy in regard to customers. It is standard practice when relocating a customer, to refer the customer to a comparable hotel in the area with comparable standards of hospitality.

CONDITIONS OF PAYMENT

- All reservations require a valid Company credit card as a guarantee at the time of the booking.
- Full payment must be settled 7 days prior entering the cancellation period via wire transfer.
- A fax or e-mail confirmation with the payment advice needs to be sent to the hotel reservation department when payment is done.
- Should the wire transfer not reach the hotel in due course, the reservation team will automatically charge the Company credit card given at the time of the booking before entering the cancellation policy.
- In the event the charge on the Company credit card would fail, the reservation will automatically be released.
- Payments by credit card are accepted in case of last minute bookings only
- Guest incidental charges must be settled upon check out.

Payments From Guests

- Hotel will collect payment from its guests for any automatic and mandatory charges, and incidental charges not included in the standard room charge

BANK DETAILS & PAYMENTS

- Bank transfers should be made punctual as per contract agreement
- All payments need to be sent in writing via email to our Reservation Department at the above contacts and must mention:
 - Guest name
 - Stay Dates
 - Hotel reservation number as reference
 - Amount per individual reservation

Hotel Bank Details

LE SERENO LAGO DI COMO SRL

Bank: Banca Popolare di Sondrio
 IBAN: IT55 P056 9610 9000 0000 8703 X03
 Agency: 065 COMO
 BIC/SWIFT: POSOIT2102Q

signed Il Sereno _____

Claudio Cadeddu

5 of 11 pages

signed Company _____



BILLING AND ACCOUNTING

Company Billing address

The invoice for the reservations should be sent to and paid by (must be the same Company who signs the agreement)

Company name: _____
 Contact person: _____
 Address: _____
 Postal code and city: _____
 Country: _____
 Telephone number: _____
 Fax number: _____
 Vat number: _____

Company Reservation and accounting contact

Reservation department

Contact person: _____
 Telephone number: _____
 E-mail address: _____

Accounting department

Contact person: _____
 Telephone number: _____
 Fax number: _____
 E-mail address: _____

HOTEL CANCELLATION POLICY

CANCELLATION POLICY										
SEASONS	Piccoletta	Lario Suite	Alcova Suite	Lake Garden View Suite	Grand Suite Lago	Corner Suite	Darsena Suite	Darsena Listening Suite	Penthouse Suite	Signature Penthouse Suite
March 19-April 4 2026	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival
April 5-April 6 2026	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	30 days prior arrival	30 days prior arrival	30 days prior arrival	30 days prior arrival
April 7-10 2026	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival
April 11-October 30 2026	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	30 days prior arrival	30 days prior arrival	30 days prior arrival	30 days prior arrival
November 1-8 2026	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	7 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival	15 days prior arrival
IMPORTANT NOTE ON ALL SEASONS	Bookings exceeding Euro 30.000 in absolute value are subject to 50% deposit at time of booking, refundable for cancellations received within 61 days prior to arrival. From 60 days prior to arrival the reservation becomes non-refundable and subject to 100% and tax penalty in case of cancellation									

- All cancellations received outside of the period stated in the above charged are subject to 100% and tax penalty
- NO SHOWS: will be charged for the entire length of stay
- EARLY DEPARTURES: are not entitled to any reimbursement and will be charged for the entire length of stay.
- Bookings of 5 or more rooms is considered a group booking and are subject to different cancellation policies
- All cancellations need to be in writing and addressed to the reservation department
- Policies might change during the duration of the contract according to public rate plans without any notice

signed Il Sereno Claudio Cadeddu

6 of 11 pages

signed Company AS

HOTEL COMMERCIAL TEAM CONTACT DETAILS

Our commercial team is at your disposal for additional support

Claudio Cadeddu – Chief Commercial Officer Sereno Hotels

MOB: +39 3387109972

E-MAIL: claudio.cadeddu@serenohotels.com

CONTACT DETAILS OF COMPANY LOCAL REPRESENTATIVE

We kindly ask you to provide us also with the contact details of your local representative in Lake Como or Milan if available:

Name _____
Telephone _____
E-mail _____

PRINTED BROCHURES, INTERNET DESCRIPTIONS AND PHOTO MATERIAL

- Before Company prints its brochure and/or setup of your internet page, the Hotel kindly requests to receive the draft page(s) where our properties are featured for final approval
- Hotel needs to be featured in the Tour Operator Brochure and/or Internet page with at least a half (½) page including the latest updated pictures
- Please note that only newest updated official pictures in high resolution from following website can be downloaded: <https://www.serenohotels.com/media-library/files/?property=il-sereno&media-type=photo>. Registration is not necessary
- We kindly ask to send a copy of the final brochure and/or link to the online brochure to Hotel's Sales Contact for final approval and for our archives
- Hotel holds the right to cancel the present agreement in case the above is not received and approved by Hotel, pursuant to art. 1456 of the Italian Civil Code and in any case without prejudice to the right of compensation for damages

EDUCATIONAL, PRESS TOURS, FAMILIARIZATION TRIPS AND/OR VISIT REQUESTS

Hotel will be delighted to consider your requests for visits, Fam Trips or Educational Tours. In order to organize and accommodate Company requests, we kindly ask you to keep following conditions in mind:

- Kindly advise the preferential date to your Sales contact at the Hotel prior to confirming to travel advisors
- Please note that visits, Fam Trips and/or Educational Tours will be subject to availability.
- Visits, Fam trips and/or Educational Tours will be organized during weekdays only during following months: March, April (excluding Furniture Fair, Easter and other peak days), Late October and November.
- A maximum of 2 nights stay in bed and breakfast basis and a maximum of 4 double rooms can be offered
- Please note that rooms and meals can be offered to travel advisors and Company representatives only
- In order to conduct the visit at our properties smoothly we will allow a maximum of 8 persons
- Please note the applicable dress code during visits as well as the privacy restrictions for photos (towards our in-house guests) at our resort

THIRD PARTIES

The contract agreement establishes a direct agreement between Hotel and Company. Hotel is not responsible for images, information and rates given and distributed by you to third parties. Hotel reserves the right to cancel this contract in case this specific clause is not respected pursuant to art. 1456 of the Italian Civil Code art. 1217 and in any case without prejudice to the right of compensation for damages

signed Il Sereno _____
Claudio Cadeddu

7 of 11 pages

signed Company _____
AS

CONFIDENTIALITY

This agreement is to be treated confidentially by both Parties. Company is not allowed to disclose to clients any hotel contracts or make these confidential rates visible to the public. Each Party will take reasonable steps to keep all confidential information provided by the other Party confidential and to identify information as confidential when shared. Confidential information will not include: information that: (1) is already known by the receiving Party, free of any obligation to keep it confidential, (2) is or becomes publicly known through no wrongful act of the receiving Party, (3) is received by the receiving Party from a third Party without any restriction on confidentiality, (4) is independently developed by the receiving Party, (5) is disclosed to third Parties by the disclosing Party without any obligation of confidentiality or because of valid order, rule, regulation or law, or (6) is approved for release by prior written authorization of the disclosing Party

PROHIBITION ON ASSIGNMENT

Company is expressly prohibited from assigning this agreement to third parties, either in whole or in part, in any form whatsoever. Infringement of this article shall entitle Hotel to terminate this agreement pursuant to art. 1456 of the Italian Civil Code and in any case without prejudice to the right of compensation for damages

TREDEMARKS/MARKETING

Partially departing from what is stipulated in the previous point, for the entire duration of this agreement save in the event the same is cancelled or terminated, Hotel grants Company a non-exclusive, royalty free, non-sub-licensable (except to B2B Partners), non-transferable, revocable license to use Hotel's trademarks and logos and text, images, data, or other content depicting or otherwise related to Hotel and/or Hotel's facilities, solely to promote the sale of Travel Packages. All trademarks and distinguishing marks of Hotel and content must be obtained exclusively through sales.serenohotels.com, where Hotel has placed all materials reproducing the trademarks and distinguishing marks of the hotels which must be used by Company and its B2B Partners in accordance with Hotel Guidelines

RELATIONSHIP OF PARTIES

Neither this contract nor the cooperation of the parties contemplated by this contract will be deemed or construed to create any partnership or joint venture between the parties, each of which must consider themselves not involved in the business activity of the other

PUBLIC COMMUNICATIONS

Neither party will make or issue any public statement or announcement regarding the existence or the content of this contract, unless as the other party will agree in writing to such statement or announcement prior to its issuance

NOTICE

Any notice required or permitted by the terms of this contract must be in writing

DYNAMIC TRAVEL PACKAGES

Company must bundle and must take commercially reasonable steps to ensure that its B2B Partners, before selling all guest rooms made available through this contract to retail customers, bundle them in a packaged travel product that is, at a minimum, a combination of a room with one or more other travel-related components of material value such as air inventory, rental car inventory, or rail ticket, that is booked concurrently in the same session where the rate is not apparent to the guest ("Dynamic Travel Packages"). For the avoidance of doubt, under no circumstances may guest rooms made available through this contract be sold by Company or its B2B Partners on a retail website in a room-only or unbundled manner. Company shall make Hotel guest rooms available for booking using only the rate plans provided by Hotel under this Agreement. Company shall not display other third party rate plans or other information for the Hotel including wholesale and other third party affiliated rate plans and information.

Claudio Cadeddu
signed Il Sereno _____

8 of 11 pages

signed Company *AS*

RATES VALID FOR OPAQUE PACKAGED TRAVEL ONLY

All rates quoted herein are applicable to leisure packaged travel. The rates quoted in this Agreement are only for Company to facilitate the booking by individual transient leisure travel guests of opaque packaged, individual rates by the wholesaler or tour operator, not for business travel or group travel-oriented channels. Company is not authorized to release these rates to any other individual or entity, including but not limited to, internet booking/electronic distribution systems, except as and to the extent specifically authorized Hotel and subject to its sole and absolute discretion to terminate with immediate effect any prior authorizations. Company may not offer these rates as room-only / unbundled bookings in any manner (e.g. room tax and/or fees listed separately). Package components must be booked concurrently with the room booking, and the prices for each of the package components (hotel room, airfare and/or car rental) shall not be itemized for, disclosed to or discernible by the guest at any time (including but not limited to billing statements) and Company must not provide functionality which would permit guests to strip the package down to view Hotel room rates separately at any time. Furthermore, you agree to indemnify Hotel for any loss or damage arising from your breach of this Section.

NON-DISCLOSURE OF RATES

Company may not sell and must take commercially reasonable steps to ensure that its B2B Partners do not sell, Hotel's guest rooms at rates provided through this contract in a manner that discloses, directly or indirectly, the rates for such guest rooms

ONWARD DISTRIBUTION

Except for B2B Partners, Company may not transfer or assign rates provided through this contract to any company or organization. Upon receipt of written notice from Hotel, Company must stop distributing rates provided through this contract to any B2B Partner that Hotel determine do not qualify for use of such rates

DISCLOSURE

Company must take commercially reasonable steps to ensure that its B2B Partners: (a) clearly and conspicuously disclose to customers in advance of booking all state and local taxes and all automatic or mandatory charges specified by Hotel; and (b) advise all customers that they are responsible for payment of all charges over and above the guest room charge. This contract constitutes the entire agreement between the parties, supersedes all other written and oral agreements between the parties concerning its subject matter, and may not be amended except by a writing signed by Hotel and Company.

REVENUE AND TAXES

For guest rooms at Hotel's facility sold by Company or its B2B Partners at rates provided through this contract, Company will pay Hotel an amount equal to one hundred percent (100%) of the rate plus any applicable taxes and other charges (the "Standard Room Charge"). As between Company and Hotel, Company will retain all amounts by which the price of a Travel Package exceeds the Standard Room Charge (the "Consumer Price"). Company will be solely responsible for, and will timely remit to the proper taxing authorities, any and all taxes, duties, charges and governmental fees that are applicable to the difference between the Consumer Price and the Standard Room Charge.

INDEMNIFICATION

Each party will indemnify, defend and hold the other harmless from any loss, liability, costs or damages arising from actual or threatened claims resulting from its breach of this contract or the negligence or intentional misconduct of such party or its officers, directors, employees, agents, and contractors. Company agrees that its indemnity will cover claims: (a) resulting from Company or one of its B2B Partner's failure to pay any applicable taxes due on amounts it charged or collected; (b) resulting from Company or one of its B2B Partner's failure to clearly and conspicuously disclose to its consumer in advance of booking all mandatory fees and charges; or (c) by governmental authorities related to taxes or fees payable with respect to any amounts charged or collected by Company or its B2B Partners over and above the Standard Room Charge. Neither party will be liable for punitive damages.

Claudio Cadeddu
signed Il Sereno _____

9 of 11 pages

signed Company *AS*

INSURANCE

Each party will maintain insurance sufficient to cover any claims or liabilities which may reasonably arise out of or relate to its obligations under this contract and will provide evidence of such insurance upon request.

WARRANTIES

Company and Hotel each represent and warrant that it has the right, power and authority to enter into this contract and to perform all of its obligations in this contract. Company further agrees that it is solely responsible for the content of marketing and advertising materials relating to Travel Packages, and Company represents and warrants that it and its B2B Partners will accurately and completely display at all times any guest room information provided by Hotel.

COMPLIANCE WITH LAWS

You will comply with all applicable foreign and domestic laws, codes, regulations, ordinances and rules with respect to your obligations under this Agreement and the services to be provided by you hereunder, including but not limited to any laws and regulations governing package and tour travel operators/organizers. You represent, warrant and agree that you are currently and will continue to be for the term of this Agreement, in compliance with all applicable local, state, federal regulations or laws.

PERSONAL DATA

The Parties acknowledge that they have exchanged the informative note envisaged The Italian Personal Data Protection Code including its latest amendments, as well as the European GDPR. Through the signature of this agreement, each of the Parties gives consent to the processing of its personal data by the other party in relation to the object of the agreement itself. Each party acts as an independent controller with respect to its processing of personal data in connection with this Agreement. Each party will comply with its respective obligations under applicable data protection laws with respect to its processing of such personal data. To the extent that either party provides personal data to the other party pursuant to this Agreement, the party supplying the personal data confirms that it has consent or another legal basis to provide the personal data to the receiving party and for the receiving party to process the personal data consistent with this Agreement, and in accordance with its applicable privacy policy. For clarity, nothing in this Agreement limits a party's ability to use an individual's personal data to the extent directed by, consented to or requested by such individual.

EXPRESS TERMINATION CLAUSE

Without prejudice to what is laid down in the preceding articles, it remains understood that this agreement will be automatically terminated, pursuant to art. 1456 of the Italian Civil Code in the event that Company should, in any manner or form whatsoever, infringe the obligations laid down in the articles: *Printed Brochures Internet Descriptions and Photo Material, Conditions of Payment, Third parties, Confidentiality, Trademarks/Marketing and Prohibition on Assignment*

FORCE MAJEURE

If acts of God or government authorities, natural disasters, or other emergencies beyond a party's reasonable control make it illegal or impossible for such party to perform its obligations under this Agreement, such party may terminate this Agreement upon written notice to the other party without liability.

APPLICABLE LAW AND JURISDICTION AND COMPETENT COURT

This agreement is in accordance with Italian law under jurisdiction of the Italian courts. For all disputes that may arise in relation to the interpretation and performance of this agreement, the courts of Milan shall have exclusive competence, to which exclusive and mandatory jurisdiction is granted, with the implicit waiver of competence on the part of any other, even competitive, jurisdiction.


signed Il Sereno _____

10 of 11 pages

signed Company  _____

Although all the clauses of this agreement have been the subject of specific negotiations and discussions and the parties have executed this agreement by mutual consent, pursuant to art. 1341 and art. 1456 of the Italian Civil Code, and to articles 33 and 34 of Legislative Decree No. 206/2005, the following clauses are specifically approved: Conditions of payment, Hotel Cancellation Policy, Express Termination clause, Relocated Customers, Trademarks, Intellectual Property, Prohibition on assignment, Applicable law and jurisdiction and competent court.

By the signature below, Company agrees to accept all policies and conditions noted but not limited to the above. Il Sereno agrees to honor the net rates through the effective dates as stated above

Please, sign the contract and return via email to info@lesereno.com. The contract will be countersigned by a representative of the Hotel, and a copy will be forwarded to you.

Please note that the signed contract must be returned within 2 weeks to become valid.

Company: NUBA EXPEDICIONES S.L.	Hotel: Le Sereno Lago di Como S.R.L.
Name: Alessandra Girardi	Name: Claudio Cadeddu
Title: Global Product Director	Title: Chief Commercial Officer
Date: 11 / 28 / 2025	Date: 11 / 28 / 2025
Signature: <i>Alessandra Girardi</i>	Signature: <i>Claudio Cadeddu</i>

Title	Contract
File name	1764329133828_1ed...91e8-a94e1e7b6508
Document ID	6d742789e8285b83df41a358d24a8efd49fde667
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested on www.canarytechnologies.com and signed on www.canarytechnologies.com

Document History



SENT

11 / 28 / 2025

11:29:12 UTC

Sent for signature to Alessandra Girardi (masked-d77f5fbc-6e79-4645-a21f-fb50f8d8667d@canarytechnologies.com) and Claudio Cadeddu (masked-2e74c00b-edf6-455d-86d4-b0931fd5cf6f@canarytechnologies.com) from masked-1ed39c10-61fd-430a-91e8-a94e1e7b6508@canarytechnologies.com
IP: 93.150.250.155



VIEWED

11 / 28 / 2025

12:44:38 UTC

Viewed by Alessandra Girardi (masked-d77f5fbc-6e79-4645-a21f-fb50f8d8667d@canarytechnologies.com)
IP: 80.24.55.211



SIGNED

11 / 28 / 2025

12:45:56 UTC

Signed by Alessandra Girardi (masked-d77f5fbc-6e79-4645-a21f-fb50f8d8667d@canarytechnologies.com)
IP: 80.24.55.211

Title	Contract
File name	1764329133828_1ed...91e8-a94e1e7b6508
Document ID	6d742789e8285b83df41a358d24a8efd49fde667
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested on www.canarytechnologies.com and signed on www.canarytechnologies.com

Document History



11 / 28 / 2025

15:48:41 UTC

Viewed by Claudio Cadeddu

(masked-2e74c00b-edf6-455d-86d4-b0931fd5cf6f@canarytechnologies.com)

IP: 93.150.245.166



11 / 28 / 2025

15:50:20 UTC

Signed by Claudio Cadeddu

(masked-2e74c00b-edf6-455d-86d4-b0931fd5cf6f@canarytechnologies.com)

IP: 93.150.245.166



11 / 28 / 2025

15:50:20 UTC

The document has been completed.