

FBA ONLINE AGENCY AGREEMENT NL

BETWEEN

- (1) **Center Parcs Netherlands NV**, (hereafter "CPNL"), a private limited liability company under the law of the Netherlands, having its registered office at Rivium Boulevard 213, 2909 LK Capelle aan den IJssel, The Netherlands, represented by Pascal Ferracci, for the parks Het Heijderbos, De Huttenheugte, Het Meerdal, De Kempervennen, Limburgse Peel, Park Zandvoort, Port Zélande and De Eemhof;
- (2) **Sunparks B.V.**, (hereafter "SPB") a company incorporated under the laws of the Netherlands, with its registered office at Rivium Boulevard 213 (2909LK) Capelle aan den IJssel, The Netherlands, lawfully represented by Pascal Ferracci for Parc Sandur;
- (3) **Center Parcs Bungalowpark Allgäu GmbH**, (hereafter "CPAL") a company incorporated under the laws of Germany, with its registered office at Allgäuallee 40, 88299 Leutkirch im Allgäu, Germany, lawfully represented by Pascal Ferracci, for Park Ällgau;
- (4) **Center Parcs Bungalowpark Bispingen GmbH**, (hereafter "CPB"), a private limited liability company under the law of Germany, having its registered office at Töpingerstrasse 69, 29646 Bispingen, Germany, represented by Pascal Ferracci, for Park Bispinger Heide;
- (5) **Center Parcs Bungalowpark Bostalsee GmbH**, (hereafter "CPBo"), a private limited liability company under the law of Germany, having its registered office at Lindenallee 1, 66625, Nofelden, Germany, represented by Pascal Ferracci, for Park Bostalsee;
- (6) **Center Parcs Leisure Deutschland GmbH**, (hereafter "CPLD") a company incorporated under the laws of Germany, with its registered office at Kaltenbornweg 1-3, 50679 Cologne, Germany, lawfully represented by Pascal Ferracci and Franciscus Daemen for Eifel (rent turnover);
- (7) **Center Parcs Bungalowpark Eifel GmbH**, (hereafter "CPEIFEL") a company incorporated under the laws of Germany, with its registered office at Am Kurberg 1, 56767 Gunderath, Germany, lawfully represented by Pascal Ferracci for Eifel (other turnover except rent);
- (8) **Center Parcs Bungalowpark Hochsauerland GmbH**, (hereafter "CPHSL"), a private limited liability company under the law of Germany, having its registered office at Sonnenallee 1, 59964 Medebach, Germany, represented by Pascal Ferracci, for Park Hochsauerland;
- (9) **Center Parcs Bungalowpark Nordseeküste GmbH**, (hereafter "CPNK") a company incorporated under the laws of Germany, with its registered office at Kaltenbornweg 1-3, 50679 Cologne, Germany, lawfully represented by Pascal Ferracci for Nordseeküste;
- (10) **Center Parcs Ardennen N.V.**, (hereafter "CPA"), a company incorporated under the laws of Belgium, with its registered office at Wenduinsteenweg 150, 8420 De Haan, Belgium, lawfully represented by Pascal Ferracci and Erwin Dezeure, for Park Ardennen;
- (11) **CPSP België N.V.**, (hereafter "CPSP"), a public limited company under the law of Belgium, having its registered office at Postelsesteenweg 100, 2400 Mol, Belgium, represented by Pascal Ferracci and Erwin Dezeure, for Center Parcs De Vossemereen and Erperheide and Sunparks Kempense Meren;
- (12) **Sunparks Leisure N.V.**, (hereafter "SPL"), a company incorporated under the laws of Belgium, with its registered office at Wenduinsteenweg 150, 8420 De Haan, Belgium, lawfully represented

by Pascal Ferracci and Erwin Dezeure, for Sunparks De Haan and Sunparks Oostduinkerke aan Zee;

- (13) **Center Parcs Resorts France SAS** (formerly known as PVCP Resorts France SAS), (hereafter "CPRF"), a simplified public company under the law of France, having its registered office at l'Artois, Espace Pont de Flandre, 11 Rue de Cambrai, 75947 Paris, France, represented by Pierre & Vacances Tourisme Europe SAS a company under the law of France, having its registered office at l'Artois, Espace Pont de Flandre, 11 Rue de Cambrai, 75947 Paris, France, represented by Martine Balouka-Vallette, for les Hauts de Bruyères, Les Bois-Francis, Les Bois aux Daims and Les Trois Forêts;
- (14) **Domaine du lac de l'Ailette**, (hereafter "AIL"), a limited partnership under the law of France, having its registered office at l'Artois, Espace Pont de Flandre, 11 Rue de Cambrai, 75947 Paris, France, represented by Center Parcs Resorts France, represented by Pierre & Vacances Tourisme Europe SAS a company under the law of France, having its registered office at l'Artois, Espace Pont de Flandre, 11 Rue de Cambrai, 75947 Paris, France, represented by Martine Balouka-Vallette, for le Lac d'Ailette:

CPNL, SPB, CPAL CPB, CPBo, CPLD, CPEIFEL CPHSL, CPNK, CPA, CPSP, SPL, CPRF, and AIL being collectively designated herein as "**CP**";

and

- (15) The approving partner agency (hereafter (hereafter the "**Partner**")

CONFIRM THAT THEY HAVE REACHED THE FOLLOWING AGREEMENT:

1. Appointment

- 1.1 CP appoints Partner as a non-exclusive agent, and Partner accepts this appointment, for the purpose of mediating towards the concluding of contracts between the customer and CP in relation to the provision of holiday accommodation in CP's bungalow parks, as specified under sub 1 until 14 above. For this CP will issue the Partners own agency number which is obligated to make bookings.
- 1.2 The Partner is not authorized to accept bookings from other agencies. Also the Partner is not authorized to pass on the login details to other third parties.
- 1.3 This Agreement may not be classified as a partnership agreement within the meaning of Article 7A:1655 of the Dutch Civil Code ("DCC") or as a broker agreement as specified in Article 7:425 DCC.
- 1.4 Groupe Pierre et Vacances Center Parcs (Center Parcs Resorts France SAS) and Disney have entered into a collaboration which resulted in the opening of a new park called Villages Nature located at (77174) Villeneuve-le-Comte in France. The park Villages Nature will be exploited by Villages Nature Tourisme SAS, with its corporate seat at (77700) Serris, Batiment Andromède, 10 place d'Ariane, France, registered in the commercial register under number 801 435 306 (hereinafter referred to as "Villages Nature") but will amongst others, be sold through the sales channels of Center Parcs Europe N.V. The sale of holiday accommodations on park Villages Nature is considered as an individual (Online) Travel Agent contract between Villages Nature and Partner. Please note that the individual (Online) Travel Agent contract shall consist of the same conditions as agreed upon between CP and Partner in this Agreement. However some specific (sales) conditions for Villages Nature in respect of commission (rates), liability, exclusivity and general information for this product are different and will prevail over any other conditions as agreed upon between CP and Partner in this Agreement. These specific conditions for Villages Nature are included in Appendix 1 to this

Agreement which will be agreed upon between the Parties as off the moment of online acceptance of this Agreement by the Partner.

2. Duration

- 2.1 The Agreement is being entered into an indefinitely period as off the moment of online acceptance of this Agreement by the Partner.
- 2.2 Either of the Parties is entitled to terminate the Agreement by giving notice of termination effective from the end date, subject to the observance of a minimum notice period of 3 months. Notice of termination must be sent by registered post.
- 2.3 Either of the Parties is entitled to cancel the Agreement – without the need to observe the notice period specified in Article 2.2 – if and as soon as the other Party applies for a suspension of payment(s) or is declared bankrupt.

3. Mediation by Partner

- 3.1 Partner is obliged to observe the following provisions when providing mediation services towards the concluding of contracts for holiday accommodation between CP and customers:
- a. The bookings are made by the Partner on behalf of the customer exclusively via the FBA online booking tool. CP will provide the instructions of the FBA online booking tool and personal login code;
 - b. Partner shall incorporate CP's general terms and conditions in the contract for holiday accommodation. Partner shall draw the attention of customers to the general terms and conditions at the point of reservation, particularly to the provisions regarding payment included therein;
 - c. Partner shall notify CP of any specific customer requests. Partner is prohibited from making any unilateral promises to the customers in relation to the accommodation managed by CP;
 - d. After the booking, CP shall send a booking confirmation to the customer.
 - e. CP shall send the arrival documents to the customer.
- 3.2 CP is entitled to contact directly the customers who have booked their holiday accommodation with CP via the Partner. The Partner will inform the customers that the booking is concluded with CP and will therefor contact the customers directly who have booked their holiday accommodation with CP via the Partner. This right to contact the customers directly includes sending to them, either online or offline:
- the invoice
 - payment details
 - reminders
 - the transmission of travel documents.
- 3.3 Customers who have booked via the Partner shall pay their invoices directly to CP, in accordance with CP's general terms and conditions.

- 3.4 Three categories of customers are distinguished in the CP database for undertaking direct marketing activities (such as letters, direct mailing, active sales via the internet/email, etc.) for holidays at CP, namely:
- a) customers who apply to CP for a brochure/information and/or who have concluded a holiday contract directly with CP;
 - b) customers who have concluded a holiday contract via the mediation of the Partner at one of CP's bungalow parks;
 - c) customers who are covered by both categories a) and b).

The category of customers mentioned under a) will only be approached by CP by means of direct marketing activities for a direct booking with CP.

The category under b) and c) can be approached by CP as well as by the Partner.

However, irrespective of the customer category, the Partner and CP will satisfy a request by customer for information, a booking or a brochure.

Both Parties will act in accordance with the applicable Privacy and Data protection legislation.

4. Commission

4.1 The payment to be received by the Partner for its work as an agent consists exclusively of the commission described in this Article. The amount of the commission is 8% over the Net Booked Rent (specified in article 4.2) of the bookings concluded through the mediation activities of the Partner. This commission only applies when the booking has been made via the FBA online booking tool of CP.

4.2 Net Booked Rent within the meaning of article 4.1 is understood as:

4.2.1 rent (incl. VAT);

excluding:

4.2.2 rent linen and towel package, highchair, box or child's bed;

4.2.3 change costs;

4.2.4 preference surcharge;

4.2.5 booking costs;

4.2.6 tourist tax and local charges;

4.2.7 pet charge;

4.2.8 culinary and other arrangements.

4.3 CP will involve its group company Center Parcs Europe NV (hereafter "**CPENV**") for administrative support in the implementation of the Agreement. For this purpose, CPENV will send a statement to Partner once each month – on behalf of CP and at the latter's risk and expense – of the contracts concluded through the mediation activities of Partner where the customers' arrival dates at the CP

accommodation were within the previous month. The commission in relation to those contracts, as specified in Article 4.1, will be noted on the statement. CPENV shall arrange for invoicing of the commission by means of "self-billing" – on behalf of CP and at the latter's risk and expense – with a note of the VAT identification numbers of CP and Partner. The commission is then due and shall be paid by CP within 30 days after the issue of the invoice to Partner. Partner is entitled to raise an objection in written form, within 14 days after the invoice date, against information stated on the invoice (such as the amount of VAT).

- 4.4 Commission is only due in respect of cancelled bookings on the amount (if any) paid by the customer to CP (excluding VAT, insurance tax and tourist taxes and levies). Any corrections resulting from, for instance, cancellations, changes to bookings, etc. where the customers' arrival dates at their accommodation were in the previous month will be offset in terms of the next following monthly commission payment.

5. Website, search engines, etc.

- 5.1 The Partner is not permitted to register the words Center Parcs, Sunparks or any other trading name of CP's bungalow parks in any style of writing or in association with other words or names, in any way whatsoever, with internet search engines and/or as keywords. Partner's search engine marketing policy and website promotion in relation to CP must be confirmed in writing following joint consultation in the annual sales plan.
- 5.2 Partner will not actively market the product of CP and/or the Center Parcs Europe brand in the UK through a "co.uk" or "uk" website or otherwise specifically target the UK market. Partner will not actively market the product of CP and/or the Center Parcs Europe brand in Israel through a "co.il" or "il" website or otherwise specifically target the Israel market.
- 5.3 In connection with the performance of its duties as an agent for CP, Partner may only use the promotional material provided by CP, such as photos etc., for the benefit of CP CP for the fulfillment of this Agreement and subject to the conditions provided by CP.

6. (Sub-) agents / Website(s)

The Partner shall not appoint sub-agents without permission from CP. The Partner shall not, without permission from CP, take on any reservations for accommodation managed by CP from any intermediaries without permission of CP.

7. Commencement

All prior arrangements and commitments with regard to mediating by the Partner towards the concluding of contracts between customers and CP in relation to the provision of holiday accommodation in CP's bungalow parks, shall lapse on conclusion of the Agreement.

8. Complete Agreement

The consideration clauses in the Agreement and the Appendices thereto form integral parts of the Agreement. The Agreement may only be amended or supplemented by means of a document that is signed by all of the Parties.

The Agreement contains all of the arrangements between the Parties in relation to this transaction and replaces all prior verbal or written agreements made by the Parties in this respect.

9. Legal effect and transfer

The Agreement shall only be binding upon online acceptance of the Agreement by the Partner. The (rights and/or obligations arising from the) Agreement may only be transferred to third parties with the prior written permission of all of the Parties, except for companies within the Pierre et Vacances Center Parcs Groupe, in that case a prior written notification is sufficient.

10. Choice of law and forum

The Agreement is subject exclusively to the law of the Netherlands. Any disputes arising between Partner and CP in relation to the Agreement shall be submitted to the exclusive jurisdiction of the competent court in Rotterdam.

AGREED UPON BETWEEN THE PARTIES BY MEANS OF
EXPLICIT ONLINE ACCEPTANCE BY THE PARTNER

Re : Villages Nature – Opening of Sales

As you might be aware of the Groupe Pierre et Vacances Center Parcs (Center Parcs Resorts France SAS) and Disney have entered into a collaboration which resulted in the opening of a new park called **Villages Nature** located at (77174) Villeneuve-le-Comte in France.

The park Villages Nature will be exploited by Villages Nature Tourisme SAS, with its corporate seat at (77700) Serris, Batiment Andromède, 10 place d'Ariane, France, registered in the commercial register under number 801 435 306 (hereinafter referred to as "Villages Nature") but will amongst others, be sold through the existing sales channels of Center Parcs Europe N.V. As a result of this we, on behalf of Villages Nature, are able to offer you the product Villages Nature. The holiday accommodations on park Villages Nature can be sold as of 1 January 2018.

The sale of holiday accommodations on park Villages Nature is considered as an individual (Online) Travel Agent contract between Villages Nature and "the Travel Agent Partner". Please note that the individual (Online) Travel Agent contract shall consist of the same conditions as agreed upon between Center Parcs (various operating entities, hereinafter referred to as "Center Parcs") and the Travel Agent Partner. However some specific (sales) conditions for Villages Nature in respect of commission (rates), liability, exclusivity and general information for this product are different and will prevail over any other conditions as agreed upon between Center Parcs and the Travel Agent Partner. These specific conditions are stated below:

1. GENERAL TERMS AND CONDITIONS

Villages Nature appoints the Travel Agent Partner as a non-exclusive agent, for the purpose of mediating towards the completion of contracts between the customer and Villages Nature in relation to the provision of holiday accommodation in park Villages Nature. The contracting party for the customer for the booking will be Villages Nature.

The Center Parcs general terms and conditions (depending on the origin of the booking) shall apply to the booking for a holiday accommodation on park Villages Nature. The Travel Agent Partner shall incorporate the Center Parcs general terms and conditions in the contract for holiday accommodation. The Travel Agent Partner shall draw the attention of customers to the general terms and conditions at the point of reservation, particularly to the provisions regarding payment included therein. The General Terms and Conditions (depending on the origin of the booking) are attached to this letter.

Please be informed that all rights and obligations for Villages Nature as a result of this letter and the Travel Agent contract are several, and not joint, to each contracting party of Center Parcs to the Travel Agent contract. So, the other contracting Center Parcs entities to the Travel Agent contract will not be liable for any breach, default, liability or other obligation of Villages Nature.

2. CHECK-IN ONLINE

The Travel Agent Partner undertakes to communicate to customers the following web address (<https://my.centerparcs.com/indirect>) enabling customers to register and thus obtain access to the park Villages Nature.

Customer access to the park is not possible without prior registration via this weblink. The Travel Agent Partner undertakes to communicate the details to the customer in sufficient time to enable him to register.

3. COMMISSION RATE

The payment to be received by The Travel Agent Partner for its work as an agent for Villages Nature consists exclusively of the commission described in this article. The amount of the commission due depends on the arrival period and shall consist of a 8% fixed commission (excluding VAT, tourist tax, any additional services, arrangements, surcharges and costs).

Any overriding commission which may have been agreed upon between Center Parcs and the Travel Agent Partner will in any case not be applicable for the mediation by the Travel Agent Partner in relation to the provision of holiday accommodation in park Villages Nature.

Villages Nature will involve Center Parcs Europe N.V., as a subcontractor of Center Parcs Resort France SAS, for administrative support in the implementation of the contract. For this purpose, Center Parcs Europe N.V. shall arrange for invoicing of the commission by means of "self-billing" – on behalf of Villages Nature and at the latter's risk and expense.

4. KEY WORDS

The Travel Agent Partner agrees not to acquire or bid on the brand, trademarks and distinctive signs of Pierre & Vacances Center Parcs Group as keywords within the search engines and social media etc., except if permission has been expressly given and authorized by Center Parcs Europe NV. Distinctive brands and signs of Pierre & Vacances Center Parcs Group means all or part of the names and their abbreviations, such as:

- « Pierre & Vacances »,
- « Pierre & Vacances Premium »,
- « Pierre & Vacances Villages Clubs »,
- « Maeva »,
- « Appart hotel Adagio »,
- « Appart hotel Adagio access »,
- « Center Parcs »,
- « SunParks »,
- « PV »,
- « CP »,
- « PV-CP »,
- « P&V »,
- « les Senioriales »,
- « Villages Nature »
- « Aqualagon »
- « Les Villages Nature de Val d'Europe »
- « Village Nature » and « Les Villages Nature »
- « Extraordinary garden »
- « BelleVie farm »
- « Forest of Legends »
- « Lakeside Promenade »

5. CUSTOMER PARKING

Specific parking conditions apply in park **Villages Nature**. The provisions are as follows:

- If the client reserves accommodation comprising 1 or 2 room (s), then one (1) parking space will be included in the reservation automatically.
- If the client reserves an accommodation comprising of 3 or 4 room (s), then two (2) parking spaces will be included in the reservation

If customers wish to have additional parking spaces, it can be reserved (subject to availability) and this will be charged for. If the guest does not reserve these extra parking spaces in advance, he may not be able to park on the resort.

We would be grateful if you could agree upon this letter by signing it and send to us an original copy. If you have any further questions, please contact sales.nl@groupepvcpc.com.

AGREED UPON BETWEEN THE PARTIES BY MEANS OF EXPLICIT ONLINE ACCEPTANCE BY THE PARTNER