

Terms and Conditions of Rental Spaces

Coworker's Kitchen and Living

UNIQUE HOMES Co., Ltd.

This is the Terms and Conditions of use of rental spaces operated by UNIQUE HOMES Co., Ltd., hereinafter called “UNIQUE HOMES”. The user shall read and understand this Terms and Conditions beforehand and comply with it on the event.

<Purpose of use>

The rental spaces are designed to be used for parties, events, seminars, exhibitions, photo shootings and other similar activities. Events related to religions and politics, use by antisocial groups and any activities against the law are strictly prohibited.

<Date and time>

The rental spaces are available only for reserved time slot during the following time frame.

Coworker’s Kitchen from 06:00 to 23:00

Coworker’s Living from 09:00 to 23:00

Request of extension of the time is not accepted. The reserved time includes set up and clean up time. The user shall finish cleaning and putting everything back to the original places around 10 minutes before the end of the time. The user shall leave the rental space immediately after the staff of UNIQUE HOMES finishes checking the cleanliness and facilities.

<Charge and payment method>

The chart of rental space charge is available online. Payment shall be done within one week after UNIQUE HOMES sends an invoice.

https://www.unique-homes.co.jp/pdf/cwk_reserved_visitor.pdf

Bank Transfer

Mitsui Sumitomo Bank, Kamakura Branch, Account No. 0190296 (Ordinary deposit account)

カ) ユニークホームズ

or

Kanagawa Shinyoukinko, Zushi Branch, Account No. 1219978 (Ordinary deposit account)

カ) ユニークホームズ

<Carrying in / out>

The user shall take extra care when carrying in / out. In the case that any damage or

defacement occurs in the rental spaces, UNIQUE HOMES will ask for compensation.

<Restriction of use>

User is not allowed to sublease all or a part of the right to use the rental spaces to a third party. In the case of a violation of the Terms and Conditions, UNIQUE HOMES has the right to terminate the event and disqualify the user from using the rental spaces from that point onward.

The user shall compensate the damage which may occur during the event. UNIQUE HOMES reserves the right to cancel or terminate the event at any time when a violation of the Terms and Conditions is found including the following cases. UNIQUE HOMES is not required to refund and compensate any damage caused by cancelation or termination of the event from the reason of a violation of the Terms and Conditions.

- ① The purpose of the event is different from the information written in the application.
- ② There is false information in the application.
- ③ The event may corrupt public morals.
- ④ The event is held without necessary approval or license.
- ⑤ The user occupies the outside of the rental spaces without necessary permission by UNIQUE HOMES and proper authorities.
- ⑥ Any act of violence or illegal behavior is taken. The event is held or sponsored by antisocial groups and similar organizations.
- ⑦ Any accident caused by dangerous materials is found. Damages or defacement of the rental spaces and the building occurs.
- ⑧ The user drills or puts stickers on the wall or windows for decollation or exhibition without permission by UNIQUE HOMES.
- ⑨ The event may cause noise, vibration and odor which create a distraction to others.
- ⑩ The number of participants is beyond the capacity of the rental space, and it may cause a trouble to others.
- ⑪ Car, motorbike or bicycle of the user or the participant of the event is parked on public road or non-parking zone.
- ⑫ The user does not follow the instruction by the staff of UNIQUE HOMES.
- ⑬ Other cases that UNIQUE HOMES determines that the event may affect the usual operation of the rental spaces.
- ⑭ The user is under the age of 18. (The user under 18 years old shall be accompanied by a parent or a legal guardian.)
- ⑮ Smoking in an undesignated area is found. (Indoor smoking is strictly prohibited.)

- ⑩ The event produces a loud sound. (The user shall consult with UNIQUE HOMES beforehand when music event is planned.)
- ⑪ The photos or movies taken inside or outside of the rental spaces are used or posted on the other media without permission by UNIQUE HOMES.
- ⑫ Rental space charge does not include foods, ingredients and consumable supplies in the rental spaces. UNIQUE HOMES will ask for penalty charge if it is used.

<Termination of the event>

UNIQUE HOMES reserves the right to cancel or terminate the event at any time when a violation of the Terms and Conditions is found. UNIQUE HOMES Co., Ltd. is not required to refund and compensate any damage caused by cancelation or termination of the event from the reason of a violation of the Terms and Conditions.

<Cancelation policy>

The user shall inform UNIQUE HOMES immediately by email or phone when the user would like to cancel the reservation. UNIQUE HOMES refunds the difference between the paid amount and cancelation fee within 7 business days from the notice of cancelation. The user shall bear bank transfer fee.

Cancelation fee

60 days prior to the event: 0%

60-30days prior to the event: 20%

30-7days prior to the event: 50%

7-2days prior to the event: 80%

1day prior to the event / on the event day / no-show: 100%

<Disclaimer and compensation>

UNIQUE HOMES accepts no responsibility for any loss or damage for goods and valuables of the users regardless of the cause.

UNIQUE HOMES does not provide refunds for situations beyond our control such as but not limited to: weather, public transport, recommendations by authorities.

In the case that any damage or defacement occurs inside or outside the rental spaces, UNIQUE HOMES will ask for compensation.

If the user suffers a loss or a damage for any reason attributable to UNIQUE HOMES and claims for it, UNIQUE HOMES will pay the amount within the paid rental charge except for possible opportunity loss.

<Safety management>

During the event, the user takes responsibility to ensure safety management including prevention of crime and accident. The responsible user, who signed application form, shall stay at the event all the time.

The user shall check the exit and fire-prevention equipment and understand its usage for emergency case.

For safety management, UNIQUE HOMES may enter the rental spaces at any time and ask for moving luggage or equipment when necessary.

Animals except service dogs are not allowed to enter the rental spaces.

To bring dangerous materials inside the rental spaces are strictly prohibited.

<Signboard and poster>

The user shall obtain a permission by UNIQUE HOMES before putting up a signboard or a poster inside or outside of the rental spaces. UNIQUE HOMES will inform the user of the proper place. If unpermitted signboard or poster is found, UNIQUE HOMES will remove it immediately.

<Restoration to original condition>

The user shall restore the rental spaces to original condition after the event.

In the case that any damage or defacement occurs inside or outside the rental spaces, UNIQUE HOMES will ask for compensation.

The user shall take responsibility for collecting all the garbage or remaining materials and taking it back home. If there are remaining materials or garbage left at the rental spaces, UNIQUE HOMES will claim for the cost of disposal.

(end)