Terms and Conditions for Accommodation Contracts

(Scope of Application)

Article 1. Contracts for Accommodation and related agreements to be entered into between URAYASU BRIGHTON HOTEL (“The Hotel”) and the Guest to be accommodated shall be subject to these Terms and Conditions. And any particulars not provided for herein shall be governed by laws and regulations and/or generally accepted practices.

2 In the case when the Hotel has entered into a special contract with the Guest insofar as such special contract does not violate laws and regulations and generally accepted practices, notwithstanding the preceding Paragraph, the special contract shall take precedence over the provisions of these Terms and Conditions.

(Application for Accommodation Contracts)

Article 2. A guest who intends to make an application for an Accommodation Contract with the Hotel shall notify the Hotel of the following particulars:

(1) Name of the Guest(s);
(2) Date of accommodation and estimated time of arrival;
(3) Accommodation Charges (based, in principle, on the Basic Accommodation Charges listed in the Attached Table No.1);
   a. Applicant’s name telephone number and address;
   b. Payer’s name telephone number and address;
(2) Other particulars deemed necessary by the Hotel.

2 In the case when the Guest requests, during his stay, extension of the accommodation beyond the date in subparagraph (2) of the preceding Paragraph, it shall be regarded as an application for a new Accommodation Contract at the time such request is made.

(Conclusion of Accommodation Contract, etc)

Article 3. A Contract for Accommodation shall be deemed to have been concluded when the Hotel has duly accepted the application as stipulated in the preceding Article. However, the same shall not apply when it can be proved that the Hotel has not accepted the application.

2 When a Contract for Accommodation has concluded in accordance with the provisions of the preceding Paragraph, the Guest is requested to pay an accommodation deposit fixed by the Hotel within the limits of Basic Accommodation Charges covering the Guest’s entire period of stay (3 days when the period of stay exceeds 3 days) by the date specified by the Hotel.

3 The deposit shall be first used for the Total Accommodation Charges to be paid by the Guest, then secondly for the cancellation charges under Article 6 and thirdly for the reparations under Article 18 as applicable, and the remainder, if any, shall be refunded at the time of the payment of the Accommodation Charges as stated in Article 12.
4 When the Guest has failed to pay the deposit by the date as stipulated in Paragraph 2, the Hotel shall treat the Accommodation Contract as invalid. However, the same shall apply only in the case where the Guest is thus informed by the Hotel when the date of payment of the deposit is specified.

(Special Contracts Requiring No Accommodation deposit)
Article 4. Notwithstanding the provisions of Paragraph 2 of the preceding Article, the Hotel may enter into a special contract requiring no accommodation deposit after the Contract has been concluded as stipulated in the same Paragraph.

2 In the case when the Hotel has not requested the payment of the deposit as stipulated in Paragraph 2 of the preceding Article and/or has not specified the date of the payment of the deposit at the time the application for an Accommodation Contract has been accepted, it shall be treated as that the Hotel has accepted a special contract prescribed in the preceding Paragraph.

(Refusal of Accommodation Contracts)
Article 5. The Hotel may not accept the conclusion of an Accommodation Contract under any of the following cases:

(1) When the application for accommodation does not conform with the provisions of these Terms and Conditions.
(2) When the Hotel is fully booked and no room is available;
(3) When the Guest seeking accommodation is deemed liable to conduct himself in a manner that will contravene the laws or act against the public order or good morals in regard to his accommodation;
(4) When any one of the following conditions applies to the Guest seeking Accommodations:
   ① Designated organized crime group and a member of a designated organized crime group or related thereto, or other antisocial forces (hereinafter collectively called “Organized Crime Group”) under the Act on Prevention of Unjust Acts by Organized Crime Group Members (1991 Law No.77);
   ② Corporate entity or other forms of organization whose business activities are controlled by an Organized Crime Group or a member thereof;
   ③ Corporate entity having a member of an Organized Crime Group serving on its board of directors or a member thereof.
(5) When the Guest seeking accommodation can be clearly detected as carrying an infectious disease;
(6) When the Hotel is requested to assume an unreasonable burden in regard to his accommodation;
(7) When the Hotel is unable to provide accommodation due to natural calamities, dysfunction of the facilities and/or other unavoidable cases;
(8) When a person requesting accommodations, is obviously intoxicated and could cause annoyance to other guests or when a person is behaving in such a manner as to be an annoyance to other guests.
(As prescribed by Article 15 of Chiba Prefectural Ordinance for Enforcement of Hotel Business Act.)
(Right to Cancel Accommodation Contract by the Guest)

Article 6. The Guest is entitled to cancel the Accommodation Contract by so notifying the Hotel.

2 In the case when the Guest has canceled the Accommodation Contract in whole or in part due to causes for which the Guest is liable (except in the case when the Hotel has requested the payment of the deposit during the specified period as prescribed in Paragraph 2 of Article 3 and the Guest has cancelled before the payment), the Guest shall pay cancellation charges as listed in the Attached Table No.2. However, in the case when a special contract as prescribed in Paragraph 1 of Article 4 has been concluded, the same shall apply only when the Guest is informed of the obligation of the payment of the cancellation charges in case of cancellation by the Guest.

3 In the case when the Guest does not appear by 8:00 p.m. of the accommodation date (or 2 hours after the expected time of arrival if the Hotel is notified of it) without an advance notice, the Hotel may regard the Accommodation Contract as being canceled by the Guest.

(Right to Cancel Accommodation Contract by the Hotel)

Article 7. The Hotel may cancel the Accommodation Contract under any of the following cases:

(1) When the Guest is deemed liable to conduct and/or have conducted himself in a manner that will contravene the laws or act against the public order and good morals in regard to his accommodation;

(2) If one of the following applies to the person applying to the Accommodation Contract or related contracts or to the person who will use the hotel:
   ① Specified organized crime group and a member of a specified organized crime group or related thereto, or other antisocial forces (hereinafter collectively called “Organized Crime Group”) under the Act on Prevention of Unjust Acts by Organized Crime Group Members (1991 Law No.77);
   ② Corporate entity or other forms of organization whose business activities are controlled by an Organized Crime Group or a member thereof;
   ③ Corporate entity having a member of an Organized Crime Group serving on its board of directors or a member thereof.

(3) When the Guest can be clearly detected as carrying an infectious disease;

(4) When the Hotel is requested to assume an unreasonable burden in regard to his accommodation;

(5) When the Hotel is unable to provide accommodation due to natural calamities and/or order causes of force majeure;

(6) When a person requesting Hotel accommodations, is obviously intoxicated and could cause annoyance to order guests or when a person is behaving in such a manner as to be an annoyance to order guests. (As prescribed by Article 15 Chiba Prefectural Ordinance for Enforcement of Hotel Business Act.)
(7) When the Guest does not refrain from prohibited actions such as smoking in bed, mischief to the fire-fighting facilities and order prohibitions of the Use Regulations stipulated by the Hotel (restricted to particulars deemed necessary in order to avoid the causing of fires.)

2 In the case when the Hotel has cancelled the Accommodation Contract in accordance with the preceding Paragraph, the Hotel shall not be entitled to charge the Guest for any of the services in the future during the contractual period which he has not received.

(Registration)

Article 8. The Guest shall register the following particulars at the front desk of the Hotel on the day of arrival:

(1) Name, date of birth, sex, address, telephone number and occupation of the Guest(s);

(2) Nationality, passport number, port and date of entry in Japan, previous hotel and next hotel, for foreign Guests;

(3) If the overnight staying guest does not have a residential address in Japan, in addition to information listed in the preceding paragraph, a copy of the passport;

(4) Date and estimated time of departure;

(5) Name of companions;

(6) Other particulars deemed necessary by the Hotel.

2 In the case when the Guest intends to pay his Accommodation Charges prescribed in Article 12 by any means other than Japanese currency, such as coupons or credit cards, these credentials shall be shown in advance at the time of the registration prescribed in the preceding Paragraph.

(Occupancy Hours of Guest Rooms)

Article 9. The Guest is entitled to occupy the contracted guest room of the Hotel from 3:00 p.m. to 12:00 noon of the next day. However, in the case when the Guest is accommodated continuously, the Guest may occupy it all day long, except on the days of arrival and departure.

In addition, even if it is 3:00 p.m. or after, the guest may not be able to occupy the contracted guestroom, due to the maintenance, etc.

2 The Hotel may, notwithstanding the provisions prescribed in the preceding Paragraph, permit the Guest to occupy the room beyond the time prescribed in the same Paragraph. In the case, extra charges shall be paid as follows:

(1) Begin use before 9:00 a.m. of the day of arrival: 100% of the room rate;

(2) Begin use between 9:00 a.m. and Noon of the day of arrival: 50% of the room rate;

(3) Begin use between noon and 3:00 p.m. of the day of arrival: 30% of the room rate;

(4) Extend use up to 3:00 p.m. of the day of departure: 30% of the room rate;

(5) Extend use up to 6:00 p.m. of the day of departure: 50% of the room rate;

(6) Extend use beyond 6:00 p.m. of the day of departure: 100% of the room rate.
Article 10. A guest of the Hotel is required to comply with the “Rules on Using the Hotel” stipulated in the Accommodation Contract while on the premises of the Hotel.

Article 11. For the business hours and information of Hotel services, facilities, etc., please dial Operator.

2. The operating hours are subject to changes without any prior notice due to unavoidable causes of the Hotel.

Article 12. The breakdown and method of calculation of the Accommodation Charges, etc., that the Guest Shall pay are as listed in the Attached Table NO. 1.

2 Accommodation Charges, etc. as stated in the preceding Paragraph shall be paid with Japanese Currency or coupons or credit cards recognized by the Hotel at the Reception at the time of the departure of the Guest or upon request by the Hotel.

3 Accommodation Charges shall be paid even if the Guest voluntarily does not utilize the accommodation facilities provided for him by the Hotel which are his disposal.

Article 13. The Hotel shall compensate the Guest for the damage if the Hotel has caused such damage to the Guest in the fulfillment or the non fulfillment of the Accommodation Contract and/or related agreements. However the same shall not apply in case when such damage has been due to reasons for which the Hotel is not liable.

Article 14. The Hotel shall, when unable to provide contracted rooms, arrange accommodation of the same standard elsewhere for the Guest in so far as practicable with the consent of the Guest.

2 When arrangement of other accommodation cannot be made notwithstanding the provisions of the preceding Paragraph, the Hotel shall pay the Guest a compensation fee equivalent to the cancellation charges and the compensation fee shall be applied to the reparations. However, when the Hotel cannot provide accommodation due to causes for which the Hotel is not liable, the Hotel shall not compensate the Guest.

Article 15. The Hotel shall compensate the Guest for the damages when loss, breakage or other damage is caused to the goods, cash or valuables deposited at the front desk by the Guest, except in the case when this has occurred due to causes of force majeure. However, for cash and valuables, when the Hotel has requested the Guest to report the kind and Value thereof but the Guest has failed to do so, the Hotel shall compensate the Guest up to the maximum of 150,000 yen.
2 The Hotel shall compensate the Guest for the damage when loss, breakage or other damage is caused, through intention or negligence on the part of the Hotel, to the goods, cash or valuables which are brought into premises of the Hotel by the Guest but are not deposited at the front desk. However, for articles of which the kind and value have not been reported in advance by the Guests, the Hotel shall compensate the Guest up to the maximum of 150,000 yen.

(Custody of Baggage and/or Belongings of the Guest)
Article16. When the baggage of Guest is brought into the Hotel before his arrival, the Hotel shall be liable to keep it only in the case when such a request has been accepted by the Hotel. The baggage shall be handed over to the Guest at the Reception at the time of his check-in.

2 The Hotel’s liability in regard to the custody of the Guest’s baggage and belongings in the case of the preceding Paragraph shall be assumed in accordance with the provisions of the Paragraph 1 of the preceding Article in the case of Paragraph 1.

(Liability in regard to parking)
Article17. The Hotel shall not be liable for the custody of the vehicle of the Guest when the Guest utilizes the parking lot within the premises of the Hotel, as it shall be regarded that the Hotel simply offers the space for parking, whether the key of the vehicle has been deposited to the Hotel or not. However, the Hotel shall compensate the Guest for the damages caused through intent or negligence on the part of the Hotel in regard to the management of the parking lot.

(Liability of the Guest)
Article18. The Guest shall compensate the Hotel for the damage caused through intention or negligence on the part of the Guest.

(Refusal to Complete an Accommodation Contract)
Article19. The Hotel may refuse an application for overnight stay or others by a prospective guest for any of the following reasons:

(1) When one of the following applies to the person executing an accommodation contract or related contracts, or the to the person intending to use the hotel:
   ① Fall under the category of Organized Criminal Group as stipulated in Article 5 clause 1 item 4.
   ② morals in regard to his accommodation.
(2) When the Guest may cause an annoyance to other Guests.
(3) When the Guest is deemed liable to use violence or threat on Hotel employees or the Hotel is requested by the Guest to assume an unreasonable burden for accommodation.
(4) When the Guest is deemed liable to conduct and/or has violated this Accommodation Contract.
(5) When the Hotel cannot approve the Guest’s usage.

Attached Table No.1: Calculation Method for Accommodation Charges, etc. (Ref. Paragraph 1 of Article 2, Paragraph 2 of Article 3, and Paragraph 1 of Article 12.)

Total Amount be paid by the Guest:

Accommodation Charge (1) Basic Accommodation Charge (Room charge)
Extra Charge (2) Meals & Drinks and Other Charges
Tax (3) Consumption Tax

Those charges are subject to change to revisions of the Tax Laws concerned.

Attached Table No.2: Cancellation Charge.
(Ref. Paragraph 2 of Article 6.)

<table>
<thead>
<tr>
<th>Contracted Number of Guests</th>
<th>No Show</th>
<th>Accommodation Day</th>
<th>1 Day Prior to Accommodation Day</th>
<th>From 2-5 Days Prior to Accommodation Day</th>
<th>From 8-14 Days Prior to Accommodation Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual</td>
<td>up to 14</td>
<td>100%</td>
<td>80%</td>
<td>20%</td>
<td>10%</td>
</tr>
<tr>
<td>Contracted Number of Guests</td>
<td>No Show</td>
<td>Accommodation Day</td>
<td>1 Day Prior to Accommodation Day</td>
<td>From 2-5 Days Prior to Accommodation Day</td>
<td>From 8-14 Days Prior to Accommodation Day</td>
</tr>
<tr>
<td>Group</td>
<td>15 to other</td>
<td>100%</td>
<td>80%</td>
<td>20%</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>over 99</td>
<td>100%</td>
<td>100%</td>
<td>80%</td>
<td>20%</td>
</tr>
</tbody>
</table>

Remarks:
1. The percentages signify the rate of cancellation charge to the Basic Accommodation Charges for the entire visit.
2. When the number of days contracted is shortened, cancellation charge for its first day shall be paid by the Guest regardless of the number of days shortened.
3. When the part of a group booking (for 15 persons or more) is cancelled, the cancellation charge shall not be charged for the number of persons equivalent to 10% of the number of persons booked as of 8 days prior to the occupancy (When accepted less than 8 days prior to the occupancy, as of the date.) with fractions counted as a whole number.

(OTHER PROVISIONS)

Article 20. The Hotel has installed fire detectors at various locations in compliance with the Fire and Disaster Management Act. In an event of the system detector detecting fire or generation of smoke for other reasons, a message may be broadcasted over the in-house PA system. The hotel shall not be liable for any damages a guest may incur due to broadcasting of such PA message.
Every Guest is requested to observe and comply with the following Regulations established by the Hotel to ensure that Hotel Guests have a pleasant and safe stay, in accordance with Article 10 of Conditions Governing Accommodation Contracts. Any Guest who does not comply with the House Regulations may not be permitted to use the Hotel facilities and guest rooms pursuant to section 1 of Article 7 of said Conditions. The Hotel will not be liable to any Guest for any damages caused by his/her failure to comply with the House Regulations.

1. Please do not bring onto the premises of the Hotel any of the following:
   a) animals or birds of any kind; (except service dogs)
   b) objects emitting a foul odor or large sound;
   c) gunpowder, oils or other explosive or flammables;
   d) unregistered firearms or swords or drugs or other articles, the possession of which is prohibited by the laws of Japan.

2. Please refrain from using your room for purposes other than lodging.

3. Overnight stay by underage persons only shall not be accepted unless permitted by a person with parental authority.

4. The distribution or display at advertisements and the sale of goods on the premises of the Hotel are prohibited.

5. Gambling or other acts which are contrary to good morals or which cause an annoyance are strictly prohibited.

6. Please refrain from causing annoyance to other guest by using a loud voice, singing, having the radio or television volume on too high, etc.

7. Ordering meals and drinks to be delivered from outside the Hotel is not permitted.

8. Kindly refrain from going out of your room wearing night clothes, bathing suit or slippers.

9. Please do not take equipment or fixtures out of the Hotel. Removal or alteration of equipment or fixture is prohibited. You will be charged for any damages to the Hotel's property caused by you.

10. Kindly refrain from taking photographs, making video or sound recording for commercial purpose using cameras, video, DVD and any other recording devices within the guest room or on the premises without permission from the Hotel.

11. Please make sure that your door is locked when leaving your room. Using the door latch is advisable while you are in your room.

12. Kindly refrain from inviting visitors into your guest room. In addition, visitors are asked not to enter the Hotel after 1:00 a.m.

13. Please ensure that all visitors are registered as stated in Article 8.

14. Using heating apparatus, cooking appliances in your room is prohibited.

15. Kindly refrain from smoking in areas other than the designated smoking areas within the premises. Furthermore, kindly refrain from engaging in any activity that may cause a fire. Please be advised that if a guest is found out to have smoked inside a guest room, costs for cleaning bedding materials, curtains, wall covering and others shall be charged to the offending guest at cost.
16. Please review the emergency exit instructions posted on the wall of the guest room entrance and located the emergency exits on your floor.

17. The Hotel will not accept the following for temporary storage art works, antiques or musical instruments.

18. Safe Deposit is available or the Front Desk. The Hotel will not be liable for the loss or theft of valuables left in your room.

19. Any item discovered to have been left behind by a guest shall be held in safe keeping by the Hotel for a prescribed period and processed in accordance with the Lost properties Act thereafter. Please be advised that cost for shipping out items left behind back to the owner shall be borne by the guest. Liability of the Hotel with respect to custody of left property shall be in accordance with Article 15 Paragraph 2 of the Terms and Conditions of the Accommodation Contract.

20. Please may your bill at the Front Desk whenever requested. All bills are due upon demand.

21. The Hotel will not make payment on behalf of a Guest for such expenses as shopping charges, tickets, taxi fares, postage or porter’s charges.

22. The Hotel cannot cash any checks or coupons by banks or other recognized institutions.

23. You are cordially requested not to give tips to Hotel employees.

24. The Hotel shall not provide services at the Hotel to any person who may fall under the category of Organized Crime Group, as stipulated Article 5 clause 1 item 4, or who may disturb public morals. (In the event of afore said fact being discovered after acceptance of a reservation or after commencement of accommodation, the Hotel shall decline to provide further service as from the time at such discovery.)