

A white circular logo containing the text '6080 Collins Avenue BEACH HOUSE'. The number '6080' is in a large, bold, orange font. 'Collins Avenue' is in a smaller, dark teal font. Below it is a stylized wave graphic in dark teal, and 'BEACH HOUSE' is in a small, dark teal, all-caps font.

6080
Collins Avenue
BEACH HOUSE

**BOUTIQUE HOTEL RESIDENCES
RENTAL PROGRAM OVERVIEW**



- Non mandatory program, not a condition to ownership
- Initial Term 1 year
- 120 days notice of cancellation
- Owners revenue, 50% of Gross Rental
- Hotel Management Fee, 15% of Gross Rental
- Operating Costs, 35% of Gross Rental
- Statements done in a monthly basis
- Quarterly deep cleaning and touch up at Unit owner's expense
- Proprietary software for on-line Owner's reservations
- 6080 COLLINS by Eskape Collection is the selected group to operate the Hotel

LEGAL DISCLAIMER

You are not required to participate in the rental program. The decision whether to rent your unit and whether to use the hotel operator as your rental agent is entirely up to you.

THE FOLLOWING DOCUMENT IS A SUMMARY OF THE TERMS THAT WOULD APPLY IF YOU WERE TO CHOOSE TO PARTICIPATE IN THE HOTEL'S RENTAL PROGRAM. IT IS NOT A COMPLETE STATEMENT OF THOSE TERMS. IN ADDITION THE TERMS OF THE RENTAL PROGRAM ARE SUBJECT TO CHANGE FROM TIME TO TIME. THE TERMS THAT GOVERN ANY PARTICULAR UNIT OWNER'S PARTICIPATION IN THE RENTAL PROGRAM WILL BE THOSE SET OUT IN THE ACTUAL RENTAL MANAGEMENT AGREEMENT SIGNED BY THAT UNIT OWNER. ACCORDINGLY IF YOU DECIDE TO PARTICIPATE IN THE RENTAL PROGRAM, YOU SHOULD REVIEW THE FULL AGREEMENT CAREFULLY BEFORE SIGNING IT.

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Exhibit A RENTAL PROGRAM SUMMARY

ROTATION MODEL

Initial Term	One Year
Successive Renewal Terms	One Year
Maximun Unit Owner's Permitted Usage	No Limitations (up to 6 months maximun period)
Total Consecutive Days Permitted Usage	No Limitations (up to 6 months maximun period)
Required Advance Notice	24 hrs for non Peak Days 90 days for Peak Days
Peak Days	December 20th to january 10th, and peak demand dates such as holidays, sporting events, citywide conventios, local cultural events, all as specified by the Hotel Operator from time to time.
Unit Owner's Share of Gross rental	50%
OTA's / Cleanning / Staff	35%
Hotel Operator Management Service Fee	15%
FF&E Reserve Fund	N/A
Additional Ammenities	Unit Owner may enjoy from the amenity package ofered to Hotel Guests, including access to the pool, fitness center, discounts on Valet parking, etc.



BOUTIQUE HOTEL RESIDENCES
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