



KEELANIE VACATION RENTAL AGREEMENT

This Vacation Rental Agreement (“Agreement”) is entered into between Trevathan Florida Holdings LLC (“Owner,” “Keelanie,” “we,” or “us”) and the person identified as the Primary Guest in the applicable Keelanie reservation maintained through Lodgify (“Guest” or “you”).

This Agreement governs the temporary recreational occupancy of the private residence known as Keelanie, located on Keewaydin Island, Florida (“Property”). The Guest's applicable Lodgify reservation record, together with all exhibits incorporated into this Agreement, forms part of the parties' reservation documentation.

Primary Guest: _____

Lodgify Reservation Number: _____

Arrival Date: _____

Departure Date: _____

1. NATURE OF OCCUPANCY

The Property is provided solely for temporary vacation and recreational occupancy for the dates specified in the Reservation Record. The parties expressly intend the occupancy to be temporary. The Property is not being provided as Guest's sole or permanent residence. Guest may not establish residency, receive permanent residential mail, transfer occupancy rights, sublease the Property, or represent that Guest possesses any ownership, tenancy, or other continuing interest in the Property.

2. RESERVATION

The reservation dates are those identified in the Reservation Record. A reservation request does not constitute an accepted reservation. Unless otherwise expressly confirmed by Keelanie in writing, a reservation becomes confirmed only after: 1. Keelanie approves the reservation; 2. Guest executes this Agreement; 3. required guest information is supplied; and

4. the required reservation payment is successfully received. Keelanie may decline a reservation request before confirmation.

3. PRIMARY GUEST

The Primary Guest must be at least [18] years of age at the time of booking. The Primary Guest must personally occupy the Property throughout the reservation unless Keelanie expressly agrees otherwise in writing. The Primary Guest is responsible for the conduct of all occupants, invitees, vendors, and other persons admitted to the Property through the reservation.

4. OCCUPANCY

Maximum overnight occupancy is twelve (12) persons unless a lower maximum is specified in the Reservation Record or applicable law requires otherwise. Only registered occupants may stay overnight. Guest must provide accurate occupancy information and must notify Keelanie before arrival of material changes to the registered party. The Property



may not be used for unauthorized gatherings, events, parties, weddings, receptions, commercial productions, ticketed activities, or other functions involving persons beyond the approved reservation party. Any approved event or commercial use requires a separate written agreement.

5. MINIMUM STAY

The standard minimum stay is seven (7) consecutive nights unless Keelanie expressly approves a different minimum in writing.

6. RENTAL CHARGES

Guest agrees to pay all accommodation charges, required fees, taxes, approved optional services, and other amounts identified in the Reservation Record. Unless otherwise specified in writing: 50% of the reservation total is due upon confirmation; and the remaining balance is due fourteen (14) days before the scheduled arrival date. Reservations confirmed within fourteen (14) days of arrival require payment in full at confirmation unless otherwise approved. Failure to make a required payment when due may constitute cancellation by Guest.

7. TAXES

Applicable governmental taxes will be charged as required by law. If a governmental authority changes an applicable tax after reservation but before the tax becomes due, Keelanie may adjust the tax portion of the reservation as necessary to comply with law.

8. CANCELLATIONS BY GUEST

Unless the Reservation Record establishes a different cancellation policy:

More Than 90 Days Before Arrival Guest may cancel more than 90 days before arrival and receive a refund of amounts paid toward accommodation charges, less a cancellation and administrative charge equal to five percent (5%) of the accommodation charges and any nonrecoverable third-party charges.

60–90 Days Before Arrival For cancellations received 60 through 90 days before arrival, fifty percent (50%) of the accommodation charges will be retained. Amounts paid above the retained amount will be refunded, less nonrecoverable third-party charges.

Fewer Than 60 Days Before Arrival Reservations cancelled fewer than 60 days before arrival are non-refundable.

Re-Rental If Keelanie successfully re-rents all or part of the cancelled reservation period to another guest, Keelanie may, in its discretion and after the replacement stay has been completed and paid in full, refund additional accommodation charges actually recovered for the cancelled dates, less discounts, commissions, transaction expenses, administrative costs, and other reasonable costs of obtaining the replacement reservation. A replacement reservation is not guaranteed.

9. NO-SHOWS AND EARLY DEPARTURES

No refund is due for: late arrival; failure to arrive; early departure; changes in personal plans; flight disruption; illness; passport or visa problems; transportation delays not caused by Keelanie; weather that does not make the Property



legally or physically unavailable; or dissatisfaction with natural island, marine, beach, weather, wildlife, or environmental conditions that are not caused by Keelanie's breach of this Agreement. Guest is strongly encouraged to obtain appropriate travel insurance.

10. CANCELLATION OR UNAVAILABILITY BY KEELANIE

If the Property becomes materially unavailable for Guest's reservation because of casualty, governmental order, unsafe conditions, substantial property damage, loss of essential infrastructure, or another circumstance making occupancy unreasonable or unlawful, Keelanie may cancel the reservation. If Keelanie cancels under this section before occupancy begins, Guest's remedy will ordinarily be a refund of amounts paid to Keelanie for the unavailable accommodation and Keelanie-provided services that cannot be performed. Unless required by applicable law or expressly agreed otherwise, Keelanie is not responsible for the cost of substitute accommodations, airfare, ground transportation, lost vacation time, indirect loss, or consequential expenses.

11. HURRICANES, TROPICAL WEATHER AND EVACUATION The Property is located on a barrier island in Southwest Florida. Guest acknowledges that tropical storms, hurricanes, storm surge, flooding, high winds, lightning, rough seas, tides, beach erosion, and other weather conditions may affect the Property, transportation, utilities, communications, and surrounding area. Guest agrees to comply promptly with mandatory evacuation orders and safety directives issued by applicable governmental authorities. If Keelanie determines that evacuation is reasonably necessary for safety or to comply with an official order, Guest and all occupants must cooperate with evacuation instructions. Guest is responsible for personal travel insurance and costs arising from interrupted or altered travel except where this Agreement expressly provides otherwise. Keelanie does not guarantee particular weather, water, beach, tide, sunset, fishing, boating, swimming, wildlife, or environmental conditions.

12. BOAT-ONLY ACCESS

Guest understands and agrees that Keelanie is located on Keewaydin Island and is not accessible by automobile. Access requires water transportation. Arrival and departure may be affected by:

weather; wind; waves; tides; visibility; daylight; marine conditions; government restrictions; captain availability; vessel availability; mechanical conditions; and other circumstances affecting safe navigation. Boat transfers may require passengers to board, disembark, step across varying surfaces, navigate docks, and manage movement associated with a vessel on the water. Guest must disclose before booking any known mobility, medical, accessibility, or other requirement that may materially affect safe transport so that available information can be provided. Keelanie does not represent that every guest can safely complete a marine transfer.

13. TRANSPORTATION SERVICES

Any transportation included in the Reservation Record will be governed by the terms stated there. Transportation arranged through independent captains or companies may be provided by independent contractors rather than Keelanie. Unless expressly identified as Keelanie-operated transportation, the transportation provider is responsible for operation of its vessel, crew, licensing, insurance, navigation, and passenger safety. Guests must comply with all lawful safety instructions given by captains and crew.



14. PROPERTY CONDITION

Guest acknowledges that a private coastal residence differs from a hotel. The Property is subject to natural and environmental conditions associated with a barrier-island location, including sand, salt air, humidity, insects, wildlife, vegetation, changing beaches, tides, marine debris, weather exposure, and temporary service interruptions. These conditions do not by themselves constitute a defect in the Property.

15. BEDROOMS AND CAPACITY

The residence contains five bedrooms. Four bedrooms contain queen beds and one bedroom is configured as a bunk room with four bunk beds. The residence is designed to accommodate up to twelve persons subject to the approved reservation occupancy. Guest is responsible for determining whether the configuration is suitable for Guest's party.

16. BATHROOMS

The residence includes three full bathrooms, two half bathrooms, and two outdoor showers. Outdoor showers and exterior facilities are subject to weather and environmental conditions.

17. ELEVATOR

The residence includes an elevator between the ground-floor vestibule and main residential level. The elevator is an amenity and is not guaranteed to remain available throughout a stay if maintenance, safety concerns, power disruption, mechanical failure, or another condition requires it to be taken out of service. Guests must operate the elevator according to posted instructions.

Children may not play in or operate the elevator without appropriate adult supervision. No person may interfere with elevator doors, controls, safety systems, alarms, or equipment.

18. ACCESSIBILITY

Guest acknowledges that Keelanie has property-specific accessibility characteristics. Although the residence includes an elevator serving the main residential level, docks, vessel transfers, beaches, sand, exterior paths, thresholds, bathrooms, decks, stairs, and other portions of the Property may present limitations for guests with disabilities or mobility restrictions. Guest should make accessibility inquiries before confirming a reservation. Keelanie will provide available information concerning relevant property features upon request but does not warrant that the Property is suitable for a particular medical or accessibility need unless expressly confirmed in writing.

19. WATER, BEACH, DOCK AND MARINE RISKS

The Property is located in a natural coastal and marine environment. Guest understands that beaches, docks, boating areas, Gulf waters, bays, channels, tidal areas, and surrounding waterways involve inherent risks. Risks may include: drowning; currents; waves; tides; slippery surfaces; submerged objects; marine life;

sharp shells; unstable sand; weather changes; lightning; boat traffic; dock movement; and changing water depths. No lifeguard is provided unless expressly stated otherwise. Guest is responsible for supervising minors and persons requiring assistance at all times. Diving or jumping from docks or other structures is prohibited unless expressly designated and authorized for that activity.



20. ASSUMPTION OF ORDINARY RECREATIONAL RISKS

To the fullest extent permitted by applicable law, Guest voluntarily accepts and assumes the ordinary and inherent risks associated with lawful use of a coastal island residence and voluntary participation in swimming, beach activities, dock use, boating, fishing, paddling, and similar recreational activities.

Guest agrees to exercise reasonable care, follow applicable safety instructions, supervise minors and persons requiring assistance, and refrain from activities when conditions appear unsafe.

The additional acknowledgment, assumption-of-risk, damage-responsibility, and release provisions contained in Exhibit D are incorporated into this Agreement.

Nothing in this Agreement is intended to waive or limit liability that cannot lawfully be waived or limited.

21. CHILD SUPERVISION

Children must be supervised by a responsible adult. Special attention is required around: water; docks;

boats; stairs; decks; railings; elevator; fire features; kitchen equipment; outdoor showers; and other areas presenting ordinary household or coastal hazards. Keelanie does not provide childcare or lifeguard supervision.

22. DOCK AND VESSEL USE

The dock may be used only in accordance with property instructions. Guest may not: operate any vessel owned by Keelanie unless expressly authorized; allow an unauthorized vessel to remain at the Property; conduct commercial marine activity; store fuel or hazardous material improperly; obstruct navigation; or permit unsafe conduct on the dock. Any privately owned or chartered vessel brought to the Property is subject to prior approval where requested by Keelanie. Guest is responsible for confirming that vessel dimensions, draft, captain qualifications, insurance, tides, and local marine conditions are appropriate.

23. FIRE PIT AND OPEN FLAME

Use of any fire pit, fireplace, grill, candle, or open flame is subject to Property instructions and weather or fire restrictions. Outdoor fires must never be left unattended. Guest must extinguish permitted fires completely after use. No open flame may be used where prohibited by governmental restriction, dangerous weather conditions, posted Property rules, or instructions from Keelanie.

24. SMOKING AND VAPING

Smoking and vaping are prohibited inside the residence. Smoking in any permitted outdoor area must comply with Property instructions, and all waste must be disposed of safely. Guest is responsible for remediation costs resulting from prohibited indoor smoking, odor, burns, ash, or related damage.

25. PETS

No animal may be brought to the Property unless expressly approved in writing before arrival, except where applicable law requires accommodation of a service animal. Approval of one animal does not constitute approval of another



animal or a future stay. Any approved pet may be subject to additional terms, fees, cleaning requirements, and damage responsibility. Guests must disclose service-animal needs in a manner consistent with applicable law; Keelanie will not require documentation prohibited by applicable law.

26. EVENTS AND COMMERCIAL ACTIVITY

The Property is provided for private residential vacation use. No wedding, reception, ceremony, ticketed activity, corporate event, commercial shoot, production, advertising shoot, influencer production involving a commercial crew, or other organized event may take place without prior written approval. Additional agreements, insurance, permits, security deposits, site fees, vendors, staffing, and restrictions may apply.

27. PROFESSIONAL PHOTOGRAPHY AND COMMERCIAL CONTENT

Ordinary personal photography is permitted. Guest may not use the Property's name, image, architecture, interiors, grounds, or identifiable location for commercial advertising, commercial production, resale imagery, product campaigns, property marketing, or other commercial exploitation without prior written authorization.

28. FURNITURE, ART AND PROPERTY Furniture, artwork, electronics, appliances, linens, décor, equipment, recreational items, and other Property contents must remain where provided unless reasonable ordinary use requires temporary movement. Guest may not remove Property contents from the premises except items expressly intended for outdoor or beach use.

29. SECURITY DEPOSIT

Guests may be required to provide a refundable security deposit or damage authorization identified in the Reservation Record. The security deposit or authorization may be held, authorized, or collected using the method identified in the reservation documents.

The security deposit, damage authorization, insurance product, or other protection is not a limitation of Guest's liability. Guest remains responsible for actual amounts properly owed under this Agreement that exceed any deposit, authorization, or coverage.

Subject to inspection and applicable processing periods, the unused portion of a collected refundable security deposit will be returned after departure.

30. CHARGEABLE DAMAGE, LOSS, THEFT AND REPLACEMENT

Guest is responsible, to the fullest extent permitted by law and this Agreement, for damage, destruction, loss, theft, extraordinary cleaning, unauthorized charges, missing property, or unauthorized removal caused by Guest, occupants, invitees, visitors, or approved vendors brought onto the Property through or at the request of Guest.

This responsibility may include the residence and structures; docks and waterfront improvements; decks, stairs, railings, doors, windows, and exterior areas; furniture and furnishings; artwork and décor; appliances; electronics; fixtures; linens and household goods; recreational equipment; landscaping; access devices, keys, remotes, or security equipment; and other real or personal property belonging to the Owner or supplied for use at Keelanie.



Ordinary wear and tear is excluded. Guest's responsibility is not limited to any security deposit, damage authorization, insurance coverage, or other protection associated with the reservation.

Where permitted by applicable law, Guest may be held responsible for the reasonable actual cost necessary to repair covered damage or restore property to substantially its prior condition or, where repair is not reasonably practical, replace damaged, destroyed, missing, stolen, or unauthorizedly removed property with the same or a reasonably comparable item considering quality, function, and availability.

31. REPORTING DAMAGE

Guest must promptly report material damage, malfunction, unsafe conditions, leaks, electrical issues, broken glass, water intrusion, appliance malfunction, elevator problems, fire, or other conditions reasonably requiring attention.

Prompt reporting allows Keelanie to protect guests and minimize additional damage. Guest should not attempt repairs involving electrical, mechanical, structural, marine, gas, elevator, generator, or other technical systems unless specifically instructed.

32. MAINTENANCE ACCESS

Keelanie and authorized service providers may enter the Property when reasonably necessary to: respond to emergencies; protect people or property; perform requested service; investigate reported damage; complete necessary maintenance; comply with law; or address conditions that could materially worsen without attention. Except in emergencies or where impractical, reasonable efforts will be made to minimize disruption.

33. UTILITIES AND TECHNOLOGY

Keelanie does not guarantee uninterrupted availability of: electricity; generator service; internet; cellular service; television or streaming services; water;

air conditioning; refrigeration; elevator; ice makers; appliances; or other utilities and equipment. If a material failure occurs, Keelanie will make reasonable efforts to arrange appropriate service. Temporary interruption beyond Keelanie's reasonable control does not automatically entitle Guest to a refund.

34. INTERNET USE

Guest may use available internet service for lawful personal use. Guest may not use the network to: commit unlawful activity; infringe intellectual-property rights; interfere with systems; distribute malicious software; conduct unauthorized surveillance; or engage in activity likely to compromise network security.

35. ILLEGAL ACTIVITY

Illegal activity is prohibited. Possession or use of unlawful drugs, unlawful weapons, trafficking activity, fraud, property crime, violence, or other unlawful conduct may result in termination of occupancy and notification of authorities as permitted or required by law.



36. QUIET AND RESPECTFUL USE

Guests must use the Property in a manner consistent with a private luxury residence and surrounding natural environment. Excessive noise, disorderly conduct, dangerous behavior, environmental damage, harassment, or conduct materially interfering with neighboring properties or public waterways is prohibited.

37. WILDLIFE AND NATURAL ENVIRONMENT

Keewaydin Island is a natural environment. Guests may encounter insects, birds, fish, reptiles, marine animals, and other wildlife. Guests must not intentionally feed, capture, harass, injure, disturb, or interfere with wildlife in violation of applicable law or Property instructions. Guest acknowledges that wildlife encounters cannot be completely eliminated.

38. BEACHES AND SHORELINE

Beach width, shoreline position, vegetation, sand conditions, water clarity, tides, seaweed, shells, marine debris, and similar natural conditions change over time. Photographs represent conditions existing when photographed and are not a guarantee of identical natural conditions during Guest's stay.

39. THIRD-PARTY SERVICES

At Guest's request, Keelanie may provide recommendations or assist in arranging services such as: boat transportation; captains;

fishing charters; private chefs; provisioning; restaurant reservations; excursions; wellness services; childcare; equipment rentals; and other experiences. Unless expressly identified as services directly provided by Keelanie, these providers are independent third parties. Third-party services may be subject to separate pricing, contracts, cancellation terms, releases, and insurance. Keelanie does not control an independent provider's day-to-day performance.

40. CONCIERGE REQUESTS

Concierge assistance is provided as a guest convenience. Availability of a requested restaurant, vessel, chef, activity, service provider, ticket, product, or experience cannot be guaranteed until confirmed. Guest is responsible for charges and cancellation terms associated with approved third-party bookings.

41. PERSONAL PROPERTY

Guest is responsible for safeguarding personal property. Keelanie is not an insurer of Guest's cash, jewelry, luggage, electronics, vehicles, boats, or other personal property. Guest should obtain appropriate travel or personal-property insurance for valuable belongings.

Nothing in this provision limits liability that cannot lawfully be limited.

42. HEALTH AND MEDICAL CONDITIONS

Guest is responsible for determining whether the remote island setting is appropriate for the medical and personal needs of Guest's party. Emergency response, medical transport, pharmacies, hospitals, and other mainland services may require water transportation and may not be available as quickly as in an ordinary mainland residence. Guests with



potentially time-sensitive medical requirements should consider this circumstance before booking. Keelanie does not provide medical advice or medical services.

43. EMERGENCY PROCEDURES

Guest must follow reasonable emergency and safety instructions supplied by Keelanie, emergency responders, vessel captains, governmental authorities, or other authorized personnel. For an immediate life-threatening emergency, Guest should contact emergency services and then notify Keelanie as circumstances permit.

44. TRAVEL INSURANCE

Travel insurance is strongly recommended. Guest is encouraged to obtain coverage appropriate for the value and circumstances of the trip, potentially including: trip cancellation; trip interruption; weather disruption; medical expenses; emergency evacuation;

lost luggage; transportation disruption; and other risks important to Guest. Keelanie does not guarantee that any particular insurance product will provide coverage.

45. FORCE MAJEURE

Neither party will be responsible for failure to perform an obligation where performance becomes impossible or unlawful because of circumstances beyond that party's reasonable control, except that Guest remains responsible for amounts expressly designated as earned or non-refundable under the cancellation provisions unless applicable law requires otherwise. Potential circumstances may include natural disasters, governmental orders, civil emergency, fire, severe weather, war, terrorism, widespread infrastructure failure, or other extraordinary events. Specific cancellation and Property-unavailability provisions of this Agreement control where they address the event involved.

46. DEFAULT AND TERMINATION

Keelanie may terminate occupancy to the extent permitted by law if Guest or Guest's party materially violates this Agreement, threatens the safety of persons or property, engages in unlawful conduct, materially exceeds authorized occupancy, holds an unauthorized event, or refuses to comply with a lawful safety or evacuation instruction. Termination for Guest's material breach does not create an automatic right to a refund.

47. NO ASSIGNMENT

Guest may not assign or transfer the reservation to another person without Keelanie's written approval.

48. COMMUNICATIONS

Guest authorizes Keelanie to communicate using the telephone number, email address, and other contact information supplied for purposes related to: the inquiry; reservation; payments; transportation; guest services; property operations; safety; and post-stay administrative matters. Marketing communications remain subject to applicable consent and opt-out requirements.



49. ELECTRONIC RECORDS AND SIGNATURES

Guest agrees to conduct this transaction electronically and consents to receiving and signing this Agreement, the Reservation Record, and incorporated exhibits electronically.

Guest agrees that an electronic signature is intended to authenticate this Agreement and evidence Guest's intent to be legally bound to the same extent as an original handwritten signature, subject to applicable law. A completed copy of the executed agreement package should be made available to Guest electronically.

50. GOVERNING LAW

This Agreement is governed by the laws of the State of Florida, without regard to conflict-of-law principles, except to the extent that mandatory law applicable to Guest cannot lawfully be waived by agreement. Venue for disputes will be established in accordance with applicable law and any dispute-resolution provision added to this Agreement following legal review.

51. SEVERABILITY

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions will continue to the fullest extent permitted by law.

52. NO WAIVER

Failure to enforce a provision on one occasion does not permanently waive that provision or any other provision.

53. ENTIRE AGREEMENT

This Agreement, the Reservation Record, approved written modifications, and all exhibits expressly incorporated into this Agreement constitute the agreement concerning Guest's temporary occupancy of the Property.

The incorporated exhibits include Reservation Record, Exhibit B — Keelanie House Rules, Exhibit C — Island Access & Safety Disclosure, and Exhibit D — Guest Acknowledgment, Damage Responsibility, Assumption of Risk & Release, together with any additional addendum expressly identified as applying to the reservation.

54. ORDER OF PRECEDENCE

If the documents conflict, the following order applies unless expressly stated otherwise: 1. signed written amendment; 2. Reservation Record; 3. this Vacation Rental Agreement; 4. incorporated exhibits; 5. website informational content.

55. ACKNOWLEDGMENT AND INCORPORATION OF EXHIBITS

The Reservation Record and all exhibits attached to or expressly incorporated into this Agreement are incorporated by reference and constitute material terms of this Agreement.

Before signing, Guest acknowledges receiving or being provided electronic access to, and a reasonable opportunity to review: Lodgify Reservation Record; this Vacation Rental Agreement; Exhibit B — Keelanie House Rules; Exhibit C —



Island Access & Safety Disclosure; Exhibit D — Guest Acknowledgment, Damage Responsibility, Assumption of Risk & Release; and any additional addendum expressly identified as applying to the reservation.

By signing, Guest acknowledges that Guest has read, understands, accepts, and agrees to be legally bound by the applicable terms contained in these documents, including provisions concerning payments, cancellations, occupancy, House Rules, boat-only access, marine and property risks, weather and evacuation, property damage, missing or stolen property, repair and replacement responsibility, assumption of risk, liability and release provisions, and responsibility for occupants, invitees, and visitors.

Guest acknowledges having had the opportunity to ask questions before execution and agrees that Guest's electronic signature evidences Guest's intent to accept this Agreement and all incorporated documents to the same extent as a handwritten signature, subject to applicable law.



EXHIBIT B - KEELANIE HOUSE RULES

Executed 8.10.26

Last Updated 8.25.26

Welcome to Keelanie.

These House Rules are designed to protect the residence, preserve the natural island environment, and ensure a safe and peaceful experience for every guest.

Occupancy

Only registered guests may stay overnight.

Maximum overnight occupancy is 12 unless the Reservation Record establishes a lower limit.

Visitors

Day visitors require prior approval when they would materially increase the number of people using the Property.

Events

No parties, weddings, receptions, commercial events, or organized gatherings without written approval.

Smoking

No smoking or vaping inside the residence.

Pets

No pets without prior written approval, subject to applicable service-animal law.

Children

Children must be supervised, particularly around water, docks, stairs, decks, the elevator, fire features, and boats.

Dock Safety

No running, horseplay, unauthorized diving, or unsafe activity on the dock.

Water Safety

Swimming and water activities are undertaken at the participant's own judgment.

No lifeguard is provided.

Observe weather, current, vessel traffic, and marine conditions.

Boats

Do not operate or move any vessel belonging to the Property unless expressly authorized.

Outside vessels must comply with Keelanie's dock instructions.

Elevator

Use the elevator only as intended.

Children may not play with elevator controls or doors.

Immediately report unusual operation or malfunction.

Fire

Use fireplaces, fire pits, grills, and other approved flame sources only in designated locations and according to instructions. Never leave fire unattended.

**Furniture and Artwork**

Do not remove furniture, décor, artwork, electronics, or other interior contents from the residence.

Sand and Outdoor Equipment

Please use designated areas for sandy or wet items whenever practical and observe instructions regarding beach equipment and exterior showers.

Wildlife

Do not feed, capture, harass, or intentionally disturb wildlife.

Noise

Please respect the tranquility of the island and surrounding properties and waterways.

Illegal Activity

Illegal activity is prohibited.

Damage

Report accidental damage immediately. Prompt reporting is appreciated and allows us to address issues before they worsen.

Departure

Follow the departure instructions supplied before checkout.

Unless otherwise approved, remove personal belongings and leave Property contents where provided.

Thank you for caring for Keelanie as you would a private residence of your own.



EXHIBIT C - ISLAND ACCESS & SAFETY

DISCLOSURE

Executed 8.13.26

Last Updated 8.13.26

Keelanie offers something rare precisely because it is removed from ordinary mainland life. That distinction also creates conditions every guest should understand before arrival.

Boat Access

The residence is reached by water.

There is no automobile access to Keelanie.

Marine Conditions

Boat transportation may be affected by weather, waves, wind, tides, visibility, daylight, equipment, and other marine conditions.

Captains retain responsibility for determining whether conditions allow safe vessel operation.

Mobility

Boarding and leaving boats may involve movement between docks and vessels at changing heights.

The island includes sand and natural exterior terrain.

Guests with mobility or accessibility concerns should discuss their needs with Keelanie before booking.

Medical Access

Keelanie is separated from mainland medical facilities.

Emergency response may involve marine transportation or specialized emergency access.

Guests should consider whether the location is appropriate for their health and medical circumstances.

Weather

Southwest Florida is subject to thunderstorms, tropical weather, hurricanes, storm surge, and rapidly changing marine conditions.

Guests must comply with official emergency orders and Keelanie safety instructions.

Water

The surrounding waterways are natural marine environments.

Water depth, current, tide, marine life, visibility, shoreline conditions, and waves vary.

Wildlife

Keewaydin Island supports natural wildlife.

Wild animals should not be approached, handled, fed, or disturbed.

Personal Responsibility

Guests are responsible for using reasonable judgment appropriate to a coastal island environment and supervising minors or other persons requiring assistance.



By signing the Vacation Rental Agreement, Guest acknowledges having reviewed and understood this Island Access & Safety Disclosure.



EXHIBIT D

Guest Acknowledgment, Damage Responsibility, Assumption of Risk & Release

IMPORTANT — PLEASE READ CAREFULLY. THIS EXHIBIT CONTAINS PROVISIONS CONCERNING DAMAGE RESPONSIBILITY, ASSUMPTION OF RISK, AND RELEASE OF CERTAIN LEGAL CLAIMS. It forms a material part of the Keelanie Vacation Rental Agreement.

1. DOCUMENT ACKNOWLEDGMENT

Guest acknowledges receiving or being provided electronic access to the complete Keelanie Vacation Rental Agreement and its applicable exhibits, including Lodgify Reservation Record, Exhibit B — Keelanie House Rules, Exhibit C — Island Access & Safety Disclosure, and this Exhibit D. Guest confirms having had a reasonable opportunity to read and understand these documents before signing and agrees to comply with all applicable terms, conditions, rules, restrictions, safety requirements, and responsibilities.

2. RESPONSIBILITY FOR GUESTS AND VISITORS

The Primary Guest is responsible, as provided by the Vacation Rental Agreement and to the fullest extent permitted by applicable law, for the conduct of registered occupants, invitees, visitors, and other persons admitted to the Property through or at the request of the Primary Guest. The Primary Guest agrees to communicate applicable House Rules and safety information to such persons and to take reasonable steps to ensure their compliance.

3. DAMAGE, LOSS AND THEFT

Guest accepts financial responsibility, to the fullest extent permitted by applicable law and the Vacation Rental Agreement, for damage, destruction, loss, theft, extraordinary cleaning, or unauthorized removal of property caused by Guest or persons for whom Guest is responsible under the Vacation Rental Agreement. This responsibility includes, where applicable, the residence, structures, docks, decks, railings, landscaping, furniture, artwork, décor, appliances, electronics, fixtures, linens, household goods, recreational equipment, access devices, and other real or personal property belonging to the Owner or supplied for use at Keelanie. Ordinary wear and tear is excluded. Guest's responsibility is not limited to any security deposit, damage authorization, insurance coverage, or other protection associated with the reservation. Where permitted by law, Guest may be responsible for the reasonable actual cost to repair or restore covered damage or, where repair is not reasonably practical, replace damaged, destroyed, missing, stolen, or unauthorizedly removed property with the same or a reasonably comparable item considering quality, function, and availability.

4. ACKNOWLEDGMENT OF ISLAND AND PROPERTY RISKS

Guest understands that Keelanie is a boat-access waterfront residence located on Keewaydin Island in a natural coastal and marine environment. Guest acknowledges the conditions and risks described in the Vacation Rental Agreement and Island Access & Safety Disclosure, including risks associated with water transportation, vessels, docks, swimming, Gulf and inland waters, currents, tides, waves, marine life, wildlife, beaches, sand, wet or slippery surfaces, stairs, decks, railings, recreational activities, fire features, weather, hurricanes, tropical storms, lightning, storm surge,



flooding, remote-island access, and potentially delayed access to mainland emergency or medical services. Conditions may change without warning.

5. ASSUMPTION OF RISK

Guest voluntarily assumes the inherent and ordinary risks associated with Guest's occupancy and lawful use of the Property and voluntary participation in recreational activities undertaken during the stay. Guest agrees to exercise reasonable care, comply with applicable safety instructions, supervise children and persons requiring assistance, and refrain from participating in activities when conditions appear unsafe. Guest understands that swimming and other water-related activities may involve risk of serious bodily injury, drowning, disability, or death and that no lifeguard is provided unless expressly stated otherwise.

6. RELEASE OF LIABILITY

IMPORTANT — THIS SECTION AFFECTS LEGAL RIGHTS. To the fullest extent permitted by Florida law, Guest, for Guest's own legally waivable claims, releases [LEGAL PROPERTY OWNER], [PROPERTY MANAGEMENT COMPANY], and their respective members, managers, officers, employees, agents, and authorized representatives ("Released Parties") from claims arising from the inherent and ordinary risks voluntarily assumed by Guest under the Vacation Rental Agreement and this Exhibit. This release is intended to apply, to the fullest extent permitted by applicable law, to claims for bodily injury, personal injury, illness, property damage, or death arising from those inherent and ordinary risks.

[FLORIDA COUNSEL REVIEW REQUIRED: If ownership intends this release to extend to claims arising from the ordinary negligence of a Released Party, Florida counsel should insert and approve specific, conspicuous exculpatory language appropriate to the Property, parties, activities, and insurance program.]

Nothing in this Exhibit is intended to release or limit liability that cannot lawfully be released or limited.

7. OTHER ADULT GUESTS AND VISITORS

The Primary Guest understands that signing this Agreement does not necessarily waive independent legal claims belonging to another competent adult merely because that person is an occupant, invitee, or visitor. Keelanie may require adult occupants, visitors, or activity participants to execute an individual Guest & Visitor Acknowledgment and Release. The Primary Guest remains responsible for communicating applicable House Rules and safety requirements to all persons admitted to the Property through the Primary Guest's reservation.

8. MINORS

The Primary Guest and the parent or legal guardian of each minor are responsible for appropriate supervision of minors at the Property. Nothing in this Exhibit is intended to waive a minor's rights beyond what Florida law permits. Any release intended specifically to address claims involving a minor should be contained in a separate form approved by Florida counsel.

9. ACCEPTANCE

By signing below, or signing electronically, I acknowledge that I have received or been provided access to the complete Vacation Rental Agreement and applicable exhibits; have had a reasonable opportunity to read and understand them;



understand my responsibilities concerning the Property, my reservation, and persons admitted through my reservation; understand my potential financial responsibility for covered damage, destruction, loss, theft, repair, and replacement costs; have reviewed the Island Access & Safety Disclosure; understand the inherent and ordinary risks associated with a boat-access waterfront residence; understand that this Exhibit contains provisions affecting legal rights; have had an opportunity to ask questions before signing; and voluntarily agree to the terms of the Vacation Rental Agreement and its incorporated exhibits.

PRIMARY GUEST

Full Legal Name: _____

Reservation Number: _____

Arrival / Departure: _____

Email: _____

Mobile: _____

Signature: _____

Date: _____

Electronic Signature / Audit Record: _____

Agreement Version: _____