



Terms and Conditions for Accommodation Contracts

Article 1 (Scope of Application)

Accommodation contracts and any related contracts concluded between this hotel and guests shall be governed by the provisions of these Terms and Conditions; matters not provided for herein shall be governed by applicable laws and regulations or generally established customs.

2. Notwithstanding the provisions of the preceding paragraph, if this hotel agrees to special terms that do not conflict with laws, regulations, or established customs, such special terms shall take precedence.

Article 2 (Application for Accommodation Contract)

Any person wishing to apply for an accommodation contract with the Hotel shall provide the Hotel with the following information:

- (1) The name of the guest and the name of the person making the reservation;
 - (2) The dates of stay and estimated time of arrival;
 - (3) The accommodation charges (in principle, based on the rates in Appendix 1);
 - (4) Any other matters deemed necessary by the Hotel.
2. If a guest requests to extend their stay beyond the dates specified in Item 2 of the preceding paragraph during their stay, the Hotel shall treat such request as a new application for an accommodation contract as of the time the request was made.

Article 3 (Conclusion of Accommodation Contract, etc.)

The accommodation contract shall be deemed concluded when the Hotel accepts the application described in the preceding article. However, this shall not apply if the guest proves that the Hotel did not give its consent.

2. If the Hotel displays an incorrect room rate on its website or provides an incorrect room rate over the phone, and a reservation request is made based on that rate and accepted by the Hotel, the Hotel shall deem such acceptance to be based on a mistake under the Civil Code and shall declare the accommodation contract invalid and promptly notify the guest to that effect, provided that the rate in question is significantly lower than the room rates for dates immediately before or after the stay. "Special," "Promotion," or similar indication of the reason for the low rate, the contract shall be deemed invalid due to acceptance based on a mistake under the Civil Code, and we will promptly notify you to that effect.
3. When a lodging contract is concluded pursuant to the provisions of Paragraph 1, you shall pay, by the date specified by the Hotel, a deposit up to the amount of the total lodging charges for the entire stay, if the Hotel deems it necessary.
4. The reservation deposit shall first be applied toward the total accommodation charges ultimately payable by the guest. In the event that circumstances arise subject to the provisions of Articles 6 and 18, the deposit shall be applied first toward liquidated damages and then toward compensation; any remaining balance shall be refunded upon payment of the charges pursuant to Article 12.
5. If the reservation deposit specified in Paragraph 3 is not paid by the date designated by the Hotel pursuant to the provisions of that paragraph, the accommodation contract shall become null and void.

Article 4 (Special Agreement Waiving the Payment of the Reservation Deposit)

Notwithstanding the provisions of Paragraph 3 of the preceding Article, the Hotel may agree to a special agreement waiving the payment of the reservation deposit specified in that paragraph after the contract has



Article 5 (Refusal to Enter into an Accommodation Contract)

The Hotel may refuse to enter into an accommodation contract in the following cases:

- (1) When the application for accommodation does not comply with these Terms and Conditions.
- (2) When there are no available guest rooms due to full occupancy.
- (3) When the Hotel determines that the person seeking accommodation is likely to engage in conduct that violates legal provisions, public order, or public morals in connection with the accommodation.
- (4) When the Hotel determines that the person seeking accommodation falls under any of the following subparagraphs (a) through (c).
 - (a) A criminal organization as defined in Article 2, Paragraph 2 of the Act on the Prevention of Unjust Acts by Organized Crime Groups (Act No. 77 of 1991) (hereinafter referred to as “criminal organization”), a member of a criminal organization as defined in Article 2, Paragraph 6 of the same Act (hereinafter referred to as “member of a criminal organization”), associates of organized crime groups, or other antisocial forces;
 - (b) When the entity is a corporation or other organization whose business activities are controlled by an organized crime group or a member of an organized crime group;
 - (c) When a corporation has an officer who falls under the category of a member of an organized crime group.
- (5) When a person seeking accommodation engages in conduct that causes significant inconvenience to other guests.
- (6) When the person seeking accommodation is suffering from a disease that may be contagious to other guests, or when the Hotel determines there is a possibility of such contagion.
- (7) When violent demands are made regarding the accommodation, or when a burden exceeding reasonable limits is imposed.
- (8) When accommodation cannot be provided due to natural disasters, facility malfunctions, or other unavoidable circumstances.
- (9) When the circumstances fall under the provisions of the Ordinance for Enforcement of the Hotel Business Act established by the prefecture.
- (10) When a case occurs that significantly falls under the Tokyo Metropolitan Ordinance, specifically the “Tokyo Metropolitan Ordinance on the Prevention of Customer Harassment,” which aims to prevent acts of significant nuisance by customers.
- (11) When a person applying for accommodation has made the application with the hidden intent of seeking personal gain, such as reselling the reserved room or brokering it for a fee.
- (12) When a prospective guest has previously caused any problems with the Hotel or its affiliates (including, but not limited to, officers, employees, guests, and business partners) in the past.
- (13) In cases analogous to the above, when the Hotel determines that it is inappropriate to permit the prospective guest to stay.

Article 6 (Guest’ s Right to Cancel the Contract)

A guest may cancel the accommodation contract by notifying the Hotel.

2. If a guest cancels all or part of the accommodation contract for reasons attributable to the guest(excluding cases where the Hotel has specified a payment due date for the reservation deposit pursuant to the provisions of Article 3, Paragraph 3 and requested payment, and the guest cancels the accommodation contract prior to such payment), the Hotel shall charge a cancellation fee as set forth in Appendix 2. However, if the Hotel has agreed to a special provision under Article 4, Paragraph 1, this shall apply only if the Hotel has notified the guest of the obligation to pay a cancellation fee in the event the guest cancels the accommodation contract at the time the special provision was agreed upon.



3. If a guest fails to arrive by 10:00 p.m. on the day of check-in (or one hour after the scheduled arrival time, if such time has been specified in advance) without notifying the hotel, the hotel may, at its sole discretion, treat the accommodation contract as having been canceled by the guest. Even if the hotel cancels the accommodation contract at its discretion, the guest shall not be exempt from the obligation to pay a cancellation fee. The guest in question may not make any claims or demands regarding the Hotel's judgment or handling of the matter.

Article 7 (The Hotel's Right to Terminate the Contract)

The Hotel may terminate the accommodation contract in the following cases:

- (1) When it is deemed that the guest may engage in conduct contrary to legal provisions, public order, or public morals in connection with the accommodation, or when it is deemed that the guest has engaged in such conduct.
 - (2) When the guest is deemed to fall under any of the following categories:
 - (a) Organized crime groups, members of organized crime groups, quasi-members of organized crime groups, persons associated with organized crime groups, or other antisocial forces;
 - (b) Corporations or other organizations whose business activities are controlled by organized crime groups or members of organized crime groups;
 - (c) Corporations that have officers who are members of organized crime groups;
 - (3) When the guest engages in conduct that causes significant nuisance to other guests.
 - (4) When an incident occurs that significantly violates the Tokyo Metropolitan Ordinance, specifically the "Tokyo Metropolitan Ordinance on the Prevention of Customer Harassment," which aims to prevent serious nuisance caused by customers.
 - (5) When a guest is suffering from a disease that may be contagious to other guests, or when the hotel determines there is a possibility of such contagion.
 - (6) When violent demands are made regarding the accommodation, or when a burden exceeding a reasonable scope is imposed.
 - (7) When accommodation cannot be provided due to reasons attributable to force majeure, such as natural disasters.
 - (8) When the circumstances fall under the provisions of the Ordinance for Enforcement of the Hotel Business Act established by the prefecture.
 - (9) When a guest smokes in bed, vandalizes fire safety equipment, or otherwise fails to comply with the prohibited acts specified in the hotel's rules of use (limited to those necessary for fire prevention).
 - (10) When a guest causes any trouble for persons associated with this hotel (including, but not limited to, officers, employees, guests, and business partners).
 - (11) In cases analogous to the above, when this hotel determines that it is not appropriate to maintain the accommodation contract.
2. If this hotel terminates the accommodation contract based on the provisions of the preceding paragraph, no charges will be collected for accommodation services, etc., that the guest has not yet received.

Article 8 (Registration for Accommodation)

On the day of accommodation, the guest shall register the following information at the hotel front desk. (Article 6 of the Hotel Business Act)

- (1) The guest's name, age, gender, address, and occupation
- (2) For foreign nationals: nationality, passport number, port of entry, and date of entry
- (3) Date of departure and scheduled departure time
- (4) Other information deemed necessary by the hotel



2. If a guest intends to pay the charges specified in Article 12 using a lodging voucher, credit card, or other means of payment, the guest must present such items at the time of registration as described in the preceding paragraph. In addition to maintaining a record of such items in a manner deemed appropriate by the Hotel, the Hotel may, if deemed necessary, require the guest to provide a deposit in an amount deemed appropriate by the Hotel.

Article 9 (Room Usage Hours)

The period during which a guest may use a guest room at this hotel shall be from the start of usage (check-in time) to the end of usage (check-out time), as determined by this hotel and presented to the guest at the time the accommodation contract is concluded. However, in the case of consecutive stays, the guest may use the room throughout the day, excluding the arrival and departure dates.

2. Notwithstanding the provisions of the preceding paragraph, the Hotel may permit the use of guest rooms outside the hours specified therein. In such cases, the Hotel will charge an additional fee determined at its discretion and presented to the guest.

Article 10 (Compliance with Rules of Use)

Guests shall comply with the Rules of Use established by the Hotel and posted within the premises.

Article 11 (Business Hours)

The business hours of the Hotel's main facilities and other services will be announced in brochures, notices posted in various locations, and the service directory in guest rooms.

2. The hours specified in the preceding paragraph may be temporarily changed in unavoidable circumstances. In such cases, we will notify guests by appropriate means.

Article 12 (Payment of Fees)

The breakdown of accommodation fees and other charges payable by guests is set forth in Appendix 1.

2. Payment of the accommodation fees and other charges specified in the preceding paragraph shall be made at the front desk in Japanese yen, or by means such as accommodation vouchers or credit cards, when requested by the Hotel.
3. Even if a guest chooses not to stay after the Hotel has provided a guest room and made it available for use, the accommodation charges shall still be payable.

Article 13 (Liability of the Hotel)

The Hotel shall compensate guests for any damages caused by the Hotel's willful misconduct or gross negligence in the performance of the accommodation contract or any related contracts, or due to the Hotel's failure to perform such contracts.



2. The amount of any liability for damages incurred by the Hotel under this Agreement (whether based on breach of contract, tort, or any other legal theory) shall be limited to the total amount of accommodation charges and other fees paid by the guest to the Hotel at the time the damage occurred (excluding the portion equivalent to consumption tax).
3. The Hotel has taken out hotel liability insurance to cover contingencies such as fire.

Article 14 (Handling When Contracted Rooms Cannot Be Provided)

If the Hotel is unable to provide the contracted room to a guest due to reasons attributable to the Hotel, the Hotel shall, to the extent possible, arrange for alternative accommodation under the same conditions. However, this shall not apply if the guest does not wish to accept such arrangements and prefers to seek alternative accommodation on their own.

2. Notwithstanding the provisions of the preceding paragraph, if the Hotel is unable to arrange alternative accommodations, the Hotel shall pay the guest compensation equivalent to the amount of the penalty clause, and such compensation shall be applied toward the amount of damages. Furthermore, if the Hotel is not at fault for the inability to provide the guest room, no compensation shall be paid.

Article 15 (Handling of Deposited Items)

In the event of loss, damage, or other harm to items deposited at the front desk by a guest (cash and valuables cannot be accepted), the Hotel shall compensate for such damages in accordance with the provisions of the Commercial Code and the terms of the insurance policy held by the Hotel, except in cases of force majeure.

2. The Hotel shall not be liable for any loss, damage, or other harm to items brought into the Hotel by a guest that were not deposited at the front desk. However, if such loss, damage, or other harm results from the Hotel's willful misconduct or gross negligence, the Hotel shall compensate for the damage in accordance with the terms of the insurance policy held by the Hotel.

Article 16 (Storage of Guests' Luggage or Personal Belongings)

If a guest's luggage arrives at the hotel prior to the guest's check-in, the hotel will store it responsibly only if the hotel has given its prior consent, and will hand it over to the guest upon check-in at the front desk.

2. If a guest's luggage or personal belongings are left behind at the Hotel after the guest has checked out and are discovered by the Hotel, the Hotel shall, in principle, store them for a period of time, including the day of discovery, and take appropriate measures. However, items such as food that are likely to spoil will be disposed of as necessary.
3. The Hotel's liability regarding the safekeeping of a guest's luggage or personal belongings in the cases described in the preceding two paragraphs shall be governed by the provisions of Paragraph 1 of the preceding Article in the case of Paragraph 1 above, and by the provisions of Paragraph 2 of the same Article in the case of the preceding paragraph.



Article 17 (Responsibility for Parking)

When guests use the Hotel's parking lot, regardless of whether vehicle keys are deposited with the Hotel, the Hotel merely provides the space and does not assume responsibility for the management of the vehicles. However, if damage is caused to a guest's vehicle due to the Hotel's intentional act or gross negligence in the management of the parking lot, the Hotel shall be liable for compensation.

Article 18 (Guest Liability)

If the Hotel suffers damage due to the guest's willful misconduct or negligence, the guest shall compensate the Hotel for such damage.

Article 19 (Disclaimer)

Guests shall use computer communications inside or outside the Hotel (including, but not limited to, the use of the Hotel's network or Internet connection services) at their own risk. The Hotel shall not be liable for any damages incurred by the guest, including but not limited to service interruptions due to system failures or other reasons, or infection by computer viruses, while using computer communications. Furthermore, if the Hotel or a third party suffers any damages due to the guest's use of computer communications, the guest shall be liable for such damages.

Article 20 (Amendment of These Terms and Conditions)

In the following cases, the Hotel may amend these Terms and Conditions and shall be deemed to have obtained agreement regarding the amended provisions, thereby allowing the Hotel to modify the terms of the accommodation contract without obtaining individual consent from the guest:

- (1) When the amendment to these Terms and Conditions is in the general interest of the guests
 - (2) When the amendment to these Terms and Conditions does not conflict with the purpose of the Accommodation Contract and is reasonable in light of the necessity of the amendment, the appropriateness of the amended content, and other circumstances related to the amendment
2. When amending these Terms and Conditions, the Hotel shall specify the effective date and shall notify guests of the amendment, the content of the amended Terms and Conditions, and the effective date via the Internet or other appropriate means.

Article 21 (Jurisdiction)

In the event that a dispute arises regarding the accommodation contract and legal proceedings such as litigation become necessary, the Tokyo Summary Court or the Tokyo District Court shall be the exclusive court of first instance with agreed jurisdiction, depending on the amount in dispute.



Document Translation: Table 1:
Breakdown of Accommodation Charges (Related to Article 2, Paragraph 1 and Article 12, Paragraph 1)

Total Amount Payable by Guest	Accommodation Charges	① Room Charge (Excluding Service Fee)
	Taxes	① Consumption Tax ② Accommodation Tax (Tokyo Metropolis) Room Charge(①): Per person Less than 10,000 yen: Not taxed 10,000 yen to less than 15,000 yen: 100 yen 15,000 yen or more: 200 yen

Note: This is based on the revised tax regulations.

Table 2: Cancellation Fees (Related to Article 6, Paragraph 2)

Cancellation Date Number of Nights Booked	No-show	Same Day	Previous Day	Before 9 Days
	Up to 10 nights	100%	80%	20%
11 to 20 nights	100%	80%	40%	10%

Cancellation Date Number of Nights Booked	No-show	10 Days Before	20 Days Before	30 Days BeforeUp
	to 21 nights	100%	80%	50%

Notes:

1. % indicates the cancellation fee rate based on the accommodation charge (①).
(Consumption tax is added to the calculated cancellation fee.)
2. For group guests (6 or more people), if part of the reservation is canceled, no cancellation fee will be charged for up to 10% of the number of guests booked as of 10 days before the stay (or the day the reservation was made if within 10 days). Fractions are rounded up.
3. Cancellations made via the website will incur a 100% cancellation fee regardless of the date.