



The parties recognize that the worldwide COVID-19 virus pandemic has substantially interfered and may continue to interfere with the ability to engage in short-term rentals. The parties understand that the restriction on short-term rentals may extend beyond the current May 18, 2020 date set by the Department of Public Health and Massachusetts Governor Baker.

Any deposit(s) paid by the LESSEE shall be held in a non-interest bearing escrow account by _____, the real estate broker representing the LESSOR, and shall not be disbursed to the LESSOR until the LESSEE has taken occupancy of the property pursuant to the terms of the Contract.

Notwithstanding any other provisions of this contract, the parties agree and acknowledge that the performance of this contract is subject to termination without liability in the event that it would be illegal or impossible for either party to perform under the contract. If either party uses this section as a basis for termination without liability, that party shall deliver written notice to the other party within 10 days of the event causing impossibility or as soon as reasonably practical. In the event that it becomes illegal or impossible to perform under the contract, the LESSOR shall offer the LESSEE: (1) alternate comparable dates at the same terms and conditions as the original contract to be used within one year of the original arrival date, or (2) a refund, less the following expenses as provided in the contract: _____

LESSOR (date)

LESSOR (date)

LESSEE (date)

LESSEE (date)

LESSEE (date)

LESSEE (date)