SNOWSTORM PROPERTIES LLC

CORPORATE HEADQUARTERS & LUXURY HOSPITALITY OPERATIONS

Villa Fodera - Private Villa/Mansion Estate

EXECUTIVE OFFICES
Villa Fodera Estate: 2175 Longview Dr, Bushkill, PA 18324
Shelton@snowstormproperties.com
Direct Executive Channel: (757) 589-0577

EXECUTIVE LEADERSHIP & CORPORATE RETREAT SERVICES AGREEMENT

COMMERCIAL & ENTERPRISE TIER

Dual-Structured Agreement Framework: This Executive Retreat Services Agreement is executed between **Snowstorm Properties LLC / Villa Fodera LLC** ("Venue") and the designated **Corporate Client / Enterprise Entity** ("Client"). The Client acknowledges that occupancy operates under an integrated dual structure: **(1)** Master executive lodging across the 6,000 sq. ft. mansion (up to 20 overnight leaders), and **(2)** Commercial venue authorization for enterprise working sessions, strategic summits, high-speed AV presentations, and breakout sessions across the 7-acre private enclave.

1. RETREAT CLASSIFICATION & BUSINESS OBJECTIVE (SELECT ALL THAT APPLY)

- ☐ Board of Directors Summit
- ☐ Executive Strategy & Planning
- ☐ Corporate Team Building & Leadership
- ☐ Government / Federal Working Group
- ☐ Investor & Partner Presentation
- ☐ Department Off-Site / Innovation Sprint
- ☐ Wellness & Executive Balance Retreat
- ☐ Commercial Product Launch / Workshop
- ☐ Other Corporate Function: _____

2. CONTRACTING ORGANIZATION & SESSION LOGISTICS

Organization / Company Name:	_____	**Primary Point of Contact:**	_____
Corporate Billing Address:	_____	**Authorized Email / Phone:**	_____
Retreat Lodging Dates:	Check-in: _____/_____/202___ to Check-out: _____/_____/202___	**Booking / Contract Ref:**	VF-CORP-EXEC-_____
Authorized Working Hours:	Session Start: _____:_____ AM/PM — Outdoor Curfew: 10:00 PM	**Total Attendees:**	[ ] Up to 25 [ ] 26–75 [ ] 76+

3. FINANCIAL ITEMIZATION & COMPREHENSIVE CORPORATE VALUATION SCHEDULE

Category	Investment	Scope & Service Description	Billing & Settlement Channel
Executive Lodging (Residential)	$ _____	Exclusive executive residential occupancy for up to 20 overnight leaders across all private luxury suites.	Corporate Wire / Direct / Villa Fodera LLC.
Commercial Retreat Authorization Fee	$ _____	Exclusive enterprise venue buyout of executive lounges, presentation breakout zones, and estate grounds.	Direct to Snowstorm Properties LLC.
On-Site Technical & Logistics Staff	$ _____	Mandatory facilities management: presentation setup, AV staging, parking queues, utility loads, and perimeter security.	Direct to Snowstorm Properties LLC.
Corporate Turnover & Deep Sanitization	$ _____	Turn-key commercial post-session sanitization, whiteboard/ breakout reset, trash haulage, and estate turnover.	Direct to Snowstorm Properties LLC.
Subtotal (Corporate Event Services)	$ _____	**Excludes master lodging accommodation and applicable Pennsylvania state commercial services tax.**	
PA State Commercial Services Tax (6%)	$ _____	Commonwealth of Pennsylvania mandatory sales & service tax on retreat event subtotal (Subtotal × 6%).	
TOTAL RETREAT AUTHORIZATION	$ _____	**Complete turn-key commercial retreat valuation (Retreat Subtotal + PA 6% Tax).**	
TOTAL PACKAGE (LODGING INCLUDED)	**$** _____	**Comprehensive Combined Corporate Investment: Executive Lodging + Total Retreat Authorization.**	

4. PAYMENT MILESTONES & DEFAULT TERMS

MILESTONE 1: NON-REFUNDABLE CORPORATE DEPOSIT

Deposit Due: $ _____ (Due upon contract execution / corporate PO confirmation)
Purpose: Formally secures the corporate retreat calendar window, locks technical staffing crews, guarantees private estate exclusivity, and initiates community logistics. Non-refundable.

MILESTONE 2: FINAL SETTLEMENT (LODGING INCLUDED)

Total Remaining Balance: $ _____
[Total Corporate Package – Initial Deposit = Remaining Balance due 30 days prior via corporate ACH/wire/card]
Due Date: Due in full no later than **30 calendar days prior** to check-in.

Mandatory Notice on Default & Scope Reversion: If the final balance is not received in cleared corporate funds at least 30 calendar days prior to arrival, all commercial retreat authorizations, presentation setups, meeting breakout permissions, and external vendor access are revoked. The reservation automatically reverts to a **Standard Residential Stay** strictly limited to a maximum of 17 occupants (Client + 16 guests) with zero commercial event activity permitted.

EXECUTIVE OFFICES
Villa Fodera Estate: 2175 Longview Dr, Bushkill, PA 18324
Shelton@snowstormproperties.com
Direct Executive Channel: (757) 589-0577

OPERATIONAL STANDARDS, ENTERPRISE COMPLIANCE & EXECUTION

INSTITUTIONAL PROVISIONS

5. CORPORATE OPERATIONAL SPECIFICATIONS & ESTATE STEWARDSHIP

1. **Capacity & Occupancy Strictures:** The retreat is authorized strictly for the attendee count agreed in Section 2, and a maximum of **20 overnight executive guests**. Total day attendees may not exceed the contracted tier without prior written approval.
2. **Commercial General Liability & Certificate of Insurance (COI):** The contracting corporate entity and all outside professional vendors (executive dining chefs, AV/stage technicians, team-building facilitators) must provide a Certificate of Insurance (COI) demonstrating at least $1,000,000 in Commercial General Liability coverage, naming *Snowstorm Properties LLC* and *Villa Fodera LLC* as additional insureds, at least 14 days prior to check-in.
3. **High-Speed Infrastructure & Technical Staging:** The estate provides whole-property high-speed Wi-Fi, zoned presentation displays, and high-capacity electrical circuitry. Technical requirements exceeding standard capacity must be coordinated with on-site facilities staff prior to arrival.
4. **Discretion, Privacy & Non-Disclosure:** Villa Fodera guarantees absolute estate privacy. No outside third parties, public visitors, or unauthorized individuals are permitted on the 7-acre perimeter. Staff adheres to strict confidentiality regarding strategic corporate sessions.
5. **Sound Ordnance & Outdoor Curfew:** Outdoor amplified presentations, team activities, and evening music must cease promptly at **10:00 PM** in compliance with municipal covenants. Indoor executive lounges and breakout suites remain available 24/7 for late-night sessions.
6. **Parking & Heavy Vehicle Staging:** Executive vehicles, shuttle vans, and logistics haulers must park in designated paved bays or gravel parking zones. Driving or parking on lawn turf or septic drain fields is strictly barred. On-site staff manages arrival queues.
7. **Wildlife & Bear-Proof Disposal:** All catered food refuse and executive dining waste must be deposited into the property's heavy-duty bear-proof receptacles. Food or beverages left outdoors unattended overnight are strictly prohibited.
8. **Post-Session Restoration:** Rapid commercial turnover and sanitation of meeting lounges, presentation zones, and common grounds will occur post-departure. Private bedroom quarters remain private and off-limits to cleaning teams during occupancy.

6. FEDERAL & INSTITUTIONAL VENDOR CREDIBILITY

Villa Fodera and Snowstorm Properties LLC maintain elite corporate and governmental compliance:

- **100% Veteran-Owned & Operated:** Led by service-disabled veterans with over 54 combined years of Federal Aviation and military operational leadership.
- **SAM.gov Registered Federal Contractor:** Fully registered in the federal System for Award Management (SAM.gov), eligible for federal agency retreats, military working groups, and prime contractor procurement.
- **Commonwealth of Pennsylvania Approved Vendor:** Vetted and cleared for state government, corporate enterprise, and university working sessions.

7. FORCE MAJEURE & INCLEMENT WEATHER RESCHEDULING

If National Weather Service forecasts indicate severe hazardous conditions (such as winter blizzard warnings or sustained winds exceeding 30 mph) rendering travel unsafe, the corporate client may reschedule the retreat with written notice to `Shelton@snowstormproperties.com` at least seven (7) days prior. 100% of all paid funds transfer to any available date within 12 months with **zero penalty fees**.

8. COMMUNITY ENFORCEMENT & ZERO-TOLERANCE EVICTION

> **Zero-Tolerance for Unauthorized Commercial Use:** Commercial activities staged without an executed agreement and cleared balances trigger immediate dispatch of Pocono Ranchlands Security and municipal authorities, resulting in non-refundable lease termination.

9. BINDING CORPORATE EXECUTION & AUTHORIZATION

By affixing authorized corporate signatures below, the parties confirm they have read, understood, and agreed to all terms, financial itemizations, and operational rules set forth in this 2-page Agreement.

Authorized Corporate Officer / Client Signature
Printed Name: _____
Title / Organization: _____
Date: _____ / _____ / 202___

Authorized Executive Signature
For: **Snowstorm Properties LLC / Villa Fodera LLC**
Printed Name: **Shelton G. Snow, MBA**
Date: _____ / _____ / 202___