

SEASONAL SITE LEASE AGREEMENT

THIS AGREEMENT is between:

River's End and _____ (Camper)

Payment Schedule:

A \$100 non-refundable deposit is due at the time of booking. This deposit will be applied to the final month of the lease period. Invoicing and billing cycle runs month to month, at the beginning of each month. Early departures will forfeit the \$100 deposit. Credits cannot be issued for any reason. Monthly rent for the first month is due on the day of check-in, and for all subsequent months on the first of the month.

Additional Fees:

Water, Sewer & Cable are provided by River's End and the fees for these utilities are included in the monthly base rate. The monthly base rate does not include electricity. Camper is billed separately for this utility. Each site is metered and a monthly meter reading will be completed by Campground Personnel. Invoices will be forwarded to the Camper each month and payments are due within 5 days of the invoice date.

Late Fees

If the monthly rent and electricity fees are not paid within 5 days of the due date, Camper will be assessed a \$25 Late Fee. Failure to make payments within 14 days of the payment due date will be considered a cancellation of the seasonal campsite lease and Camper's RV will be removed from the park by a Third Party at the Camper's expense.

No Refunds. No exceptions.

Early Termination

River's End may terminate the lease for cause if the Camper:

- a) fails to observe, perform or keep any one or more of the terms of this lease; or
- b) fails to observe the rules and regulations governing the use, operation, and administration of the site and common areas as set by River's End.

In addition to any other right or remedy, River's End may:

- c) terminate this lease upon 24 hour written notice to the camper; or
- d) in the event River's End, at its sole discretion, determines the Camper has violated this lease or any of the campground rules, campground personnel may enter the campsite and at the cost of the Camper remove all persons and property and restore the site to the condition it was in at the time the Camper took possession of the site; and
- e) lease the site to another Camper.

Conditions of Use:

- a) Camper must comply with all applicable federal, state and local laws, this lease and the rules and regulations of the Campground
- b) Camper will not interfere with the rights of the other Campers
- c) Camper will maintain the site in a reasonably clean condition
- d) Camper will vacate the site at the expiration of the lease
- e) The seasonal rate is only for camper approved by owner and registered at the office as a tenant for your site. Unauthorized use of your site may be subject to penalties and/or may result in termination of your contract with no refunds.
- f) **DISCLAIMER OF LIABILITY.** River's End and its owners and employees are not responsible for damage, vandalism or theft of guest's RV or other personal possessions.
- g) The camper agrees to read and comply with all River's End rules and regulations as provided to the Tenant and posted in the office and/or premises.
- h) The Tenant accepts camping privileges with the understanding that he/she does hereby release River's End, its owners and employees of all liability for loss or damage to property and injury to his/her person arising out of his/her use of its camping facilities and agrees to indemnify River's End, its officers and employees, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the tenant, arising out of the use of its camping facilities.
- i) All rules and regulations of River's End are subject to change without notice by owners; River's End reserves the right to inspect all sites. Any tenant in violation of the rules and regulations will forfeit their lease and all monies paid and will be required to leave River's End immediately.

Guest Policy:

- a) Under no circumstances will the Camper sublet their lease agreement to any other individuals
- b) Overnight guests of the Camper must register with the River's End office and pay applicable camping fees. Guests will be charged current overnight camping rates.
- c) River's End reserves the right to control and prevent access to the Campground any person(s) River's End deems undesirable or objectionable and may eject, without prior notice, any person who becomes objectionable, creates a disturbance, or causes a nuisance.
- d) Camper is responsible for the conduct of their guests and shall be personally liable for any injuries or property damage caused by or arising from the actions of said guest.
- e) Camper is responsible for keeping their lot neat and the exterior of their RV in good repair. Only lawn furniture outside (no couches, chairs etc.) No garbage or misc items left outside. If there is a need for managers to do upkeep on tenants lot there will be charges for their services.

Quiet Time:

11:00pm to 8:00am

Pets:

All pets must be kept inside the camping unit or on a leash whether on or off the Campsite. Excessive barking or failure of the Camper to keep their pet leashed when outside the Camping unit or leaving the pet unattended will give River's End cause to require the pet to be removed from the Campground.

By Signing this Agreement, I (we) am (are) hereby acknowledging that all occupants, guests and invitees have read and understand the Campground Rules as well as this agreement and that all such individuals agree to be bound by and comply with the terms of this Agreement and Rules and Regulations.

Camper _____ Date _____

River's End Authorized Representative _____ Date _____