

WALKER LAKE PRESERVE SEASONAL LEASE AGREEMENT

This RV site rental agreement is dated _____, 20____, and is between WLP Development, LLC, dba Walker Lake Preserve (Lessor) and Lessee for the 20____ Season.

Lessee

Name: _____ E-Mail: _____

Addr: _____ Email 2: _____

City/St/Zip: _____

Phone: _____ cell | home | work Phone 2: _____ cell | home | work

RV Year / Model / Length: _____

Lessor / WLP Development

Jim Morgan
WLP Development
4725 Bayside Rd
Orono, MN 55359

E-Mail: jim@walkerlakepreserve.com
Phone: 612-327-7498

1. Lessor agrees to make site ____ of Walker Lake Preserve available for use by Lessee, subject to the terms and conditions of this lease. Lessee agrees to pay the amount indicated below for use of this RV site under the terms and conditions of this agreement and the *Seasonal Operating Policies* which are available at on the FAQ page at: <http://www.walkerlakepreserve.com/documents/SeasonalPolicies.pdf>.
2. Lessee acknowledges having read and understood this agreement and the Seasonal Operating Policies and agrees to abide by these policies and rules during Lessee's use of Walker Lake Preserve, and understands that a violation of the rules is a breach of this agreement and grounds for termination of the lease without refund regardless of when during the season these violations occur.
3. The following individuals are members of the Lessee's immediate family and are to be listed as "Seasonal Residents".

<u>Individual</u>	<u>Relationship</u>
i. _____	Adult Lessee
ii. _____	Adult Lessee
iii. _____	Child's age _____
iv. _____	Child's age _____

v. _____ Child's age _____

vi. _____ Child's age _____

4. With Walker Lake Preserve approval, Seasonal Residents may add extended family members to their lease at additional cost. The Seasonal Resident is responsible to ensure that their extended family members are aware of Walker Lake Preserve rules and will abide by them. It is intended for *occasional* use only. Note: this does not permit another RV or tent to be on-site.

The following individuals are added as Seasonal Residents. Occasional guests do not need to be listed.

<u>Individual</u>	<u>Relationship</u>	<u>Cost</u>
i. _____	_____	\$100
ii. _____	_____	\$100

Vehicle Storage _____
 Boat Description _____
 Trailer license _____
 Second vehicle/trailer _____
 License _____

5. Site Clean-up Deposit Upon Departure \$250

This deposit will be refunded by check upon Lessor's inspection and approval of site clean-up completion. Visual inspection required with departing Lessee. Site must be left in a clean and orderly manner with no refuse, personal belongings, infrastructure or damages. Site clean-up fee will be used to offset any nonpaid bills.

6. Termination of Agreement

If the site is not available due to conditions beyond the Lessor's control such as regulatory approval; Lessor will return any amounts paid and this agreement shall be null and void.

7. Prior Sale

If a bona fide offer to purchase the site is made to Lessor prior to March 15 of the rental season, Lessor will notify Lessee of the offer in writing and Lessee will have 14 days to extend an offer on the site on the same terms on and conditions. If Lessee elects not to purchase the site, Lessor will provide an alternate site. If an alternate site is not available or Lessee does not approve of the alternate site; Lessor will return any amounts paid and this agreement shall be null and void.

8. Damage Deposit and Estimated Electricity

By November 15 of the rental season, Lessor will calculate the charge for actual electricity used. Any overcharge for the season can be refunded or applied to next year's charges at the Lessee's option. Any undercharge is due and payable to Lessor within 30 days. The return of the damage deposit will be done 30 days after the Lessee vacates the site in good and Lessor has determined the electrical charges applicable to Lessee and settled the Lessee's account in full.

Lease agreement cost

Basic Site Rental	\$ _____	
Optional Boat Slip (\$500)	\$ _____	Slip Number _____
Electricity Estimated	<u>\$300</u>	
Additional individuals _____ @ \$ 100 each	\$ _____	
Site Deposit Toward Clean-up and Final Payments	<u>\$250</u>	
Adjustments (if any)	\$ _____	
TOTAL DUE	\$ _____	

7. Payments on this contract shall be made as follows by check:

Site Deposit	\$750	
Optional Boat Slip Deposit	\$ _____	(\$250)
Total Deposit Due with Application	\$ _____	
Balance due sooner of May 1 or when RV arrives on-site	\$ _____	

Payments are due and payable according to the above schedule without invoice or further notice.

A \$30 late fee is incurred if payment is not received prior to the schedule above plus 1.5% interest a month or the maximum permitted by law if less.

If payment in full is not made by May 15, Lessee agrees that WLP Development may, at his option, remove Lessee's RV from the site and contract with a different party for use of the site without refund or further notice to the Lessee.

I have read Walker Lake Preserve's Rules and Seasonal Operating Policies and understand that failure to abide by these rules and policies is grounds for termination of this lease without refund at any time. I will immediately depart if my lease is terminated for any reason.

LESSEE

LESSOR

_____(Printed Name)

Jim Morgan, President WLP Development LLC.

_____(Signature)

_____(Signature)

_____(Date)

_____(Date)